

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **August 28, 2018 beginning at 7:00 p.m.** at the Lindon City Center, City Council  
Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Sharon Call, Chairperson  
Invocation: Rob Kallas, Commissioner  
10 Pledge of Allegiance: Mike Vanchiere, Commissioner

12 **PRESENT** **EXCUSED**

Sharon Call, Chairperson  
14 Rob Kallas, Commissioner  
Mike Marchbanks, Commissioner  
16 Charlie Keller, Commissioner  
Steven Johnson, Commissioner  
18 Mike Vanchiere, Commissioner  
Hugh Van Wagenen, Planning Director  
20 Brandon Snyder, Associate Planner  
Kathy Moosman, Recorder

22

1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

24

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the  
26 Planning Commission meeting of August 14, 2018 were reviewed.

28

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES  
OF THE REGULAR MEETING OF AUGUST 14, 2018 AS AMENDED.  
30 COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN  
FAVOR. THE MOTION CARRIED.

32

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

36

**CURRENT BUSINESS** –

38

4. **Public Hearing — Zone Map Amendment, Commercial Farm Zone - 450 E.**  
40 **Center St.** Mike Jorgensen, Walker Farms of Lindon, LLC, requests approval of  
a Zone Map Amendment to reclassify the following parcels from Residential  
42 Single Family (R1-20) to the Commercial Farm (CF) zone: 14:073:0237 (Mike  
Jorgensen, MJ Real Estate Holdings LLC) and 14:073:0036 (Mike Jorgensen, MJ  
44 Real Estate Holdings LLC). Total land area of 1.06 acres. Recommendation(s)  
will be forwarded to the City Council. (Pending Ordinance 2018-16-O).

46

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

6 Brandon Snyder, Associate Planner, noted the applicant, Mike Jorgensen is in  
7 attendance tonight representing this item. Mr. Snyder then gave an overview of this item  
8 by stating Mr. Jorgensen is requesting to rezone the subject properties from Residential  
9 (R1-20) to the Commercial Farm (CF) zone (the properties under consideration were  
10 recently purchased by Mr. Jorgensen). He noted in discussions with the applicant, it  
11 appears that the main reason for rezoning the properties is to add them to the adjacent CF  
12 zoned parcels also under his ownership. This will increase the area for a proposed  
13 reception center in the CF zone that is currently under review by City Staff.

14 Mr. Snyder pointed out that adding acreage will easily allow the proposed  
15 reception center to be able to comply with the Lindon Code requirement that some of the  
16 property associated with the use will be left in agricultural production. He noted the  
17 applicant would be adding the acreage of these properties to the adjacent properties  
18 recently rezoned to the CF zone.

19 Mr. Snyder indicated the applicant intends to build a reception/event center while  
20 raising and breeding alpacas and selling alpaca wool. He explained that staff is reviewing  
21 the site plan application to ensure all site requirements are met regarding parking,  
22 landscaping, fencing, building height, etc. and it will be brought before the Planning  
23 Commission and City Council once ready (the latest version of the site plan is included in  
24 the staff report). The properties currently being considered for rezoning are vacant and  
25 most recently have been used for agricultural related purposes.

26 Mr. Snyder then referenced Lindon City Code that states Commercial farm zones  
27 (CF) are established to provide encouragement of agricultural production and associated  
28 commercial activities that are compatible with and/or promote agricultural uses within  
29 the city. Objectives of the zone include promoting and preserving agricultural production,  
30 promoting agricultural open space throughout the city, and allowing associated  
31 commercial activities which could be used as additional revenue sources to help sustain  
32 and support agricultural industry within Lindon. He stated although the intent of the zone  
33 is to promote agricultural uses within the city, the zone may be utilized as a “holding  
34 zone” to allow reasonable options for income from agricultural and/or commercial uses  
35 for a period of time before developing the land in conformance with the general plan land  
36 use map.

37 Mr. Snyder stated permitted uses in the CF zone include the following: Single-  
38 family residence; accessory buildings to a single-family dwelling; agricultural production  
39 and related accessory buildings; other permitted uses in the R1 residential zones. Uses  
40 that are permitted conditionally include the following: Caretaker’s or farm-help accessory  
41 dwelling unit; commercial horse stables; farmers’ market; greenhouses; plant or garden  
42 nursery; garden center; bed and breakfast facility; educational programs and associated  
43 facilities; amphitheater; reception center; conference center; boutique; cafe; restaurant;  
44 veterinary clinic; and food manufacturing (not to exceed two thousand (2,000) square feet  
45 of processing and production area). Mr. Snyder stated public hearing notices required per  
46 city code were mailed on August 16, 2018 and no public comments have been received  
back at this time.

2 Mr. Snyder further explained the proposed area to be rezoned is 1.06 acres. The  
existing CF zone is 5.23 acres with combined total of 6.29 acres. He noted that increasing  
4 the acreage of the CF project will help to further address a concern raised in 2017, if 5  
acres as a minimum project size is adequate. The minimum area of any lot or parcel of  
6 land in the CF zone shall be five (5) acres. Multiple parcels that total five (5) acres or  
more may qualify as meeting the minimum lot area without combining the parcels only  
8 when they are under identical legal ownership and are contiguous. A deed restriction  
prohibiting the separation of parcels may be required in order to maintain the minimum  
10 five (5) contiguous acres. He pointed out that staff has concerns over recent deed work by  
the applicant that has resulted in setback issues for existing accessory buildings, parcels  
12 that have been created that are land-locked (no frontage along a public street), and a  
parcel that doesn't have adequate acreage to comply with the zoning requirements.

14 Mr. Snyder indicated these issues were created when the applicant negotiated to  
buy additional parcels. He added that staff can work with the applicant to address and  
16 correct the concerns by adjusting property lines in accordance with Utah State Code and  
combining parcels in order to comply with zoning regulations relating to setbacks,  
18 acreage, frontage and subdividing. He noted another option to address the setback  
concerns would be to relocate or remove the existing accessory buildings. The applicant  
20 has previously provided a brief business plan and is working through a concept site plan  
for the property. Staff anticipates minor changes to the site plan if additional area is  
22 added to the CF zone.

Mr. Snyder then referenced the Business Plan for the Commercial Farm as follows:

- 24 • “We will have 14 alpacas. Our intent is to sell the offspring as breeding pairs, or  
what’s called a starter pack. This will consist of a pregnant female and an  
26 unrelated male. We can also sell the wool which can be quite expensive and  
highly sought after.”
- 28 • The reception/event center will be an additional revenue source for the alpaca  
operation. This is a conditionally permitted use in the CF zone. One of the main  
30 requirements for CF zone consideration is listed in LCC 17.51.015 and states:
- Agricultural Production Required
  - 32 1. At least 40% of the property must be maintained in active agricultural  
production and be managed in such a way that there is a reasonable  
34 expectation of profit. Land used in connection with a farmhouse, such as  
landscaping, driveways, etc., cannot be included in the area calculation for  
36 agricultural production eligibility.
  - 38 2. For the purposes of this chapter, “agricultural production” shall be defined as  
the production of food for human or animal consumption through the raising  
40 of crops and/or breeding and raising of domestic animals and fowl (except  
household pets) in such a manner that there is a reasonable expectation of  
42 profit. The application does meet the requirements for lot area, lot width, lot  
depth, and lot frontage. The concept site plan does show the existing single-  
44 family home in addition to a caretaker dwelling that is currently being restored  
(Center and 500 East).

46 Mr. Snyder then presented a photo (from Center Street looking south), the  
Conceptual Site Plan and Building Elevations, LCC 17.51 Commercial Farm Zone, and

2 the Planning Commission and City Council meeting minutes from 2017 followed by  
discussion. He then turned the time over to the applicant for comment.

4 Mr. Jorgensen stated by acquiring the Walker property it can be agricultural with  
the parking adjacent. Mr. Snyder indicated he would just need to be in compliance with  
6 city code. Mr. Jorgensen then explained the site plan in detail. Following some general  
discussion Mr. Snyder stated he is hearing if the boundary line of the existing parcel is  
8 shifted slightly to the east to accommodate the required setbacks from the existing  
accessory buildings, the planning staff can appropriately display the new zoning  
10 boundary line as the adjusted property line per Lindon City Code.

12 Chairperson Call asked if there were any public comments. Hearing none she  
called for a motion to close the public hearing.

14 COMMISSIONER VANCHIERE MOVED TO CLOSE THE PUBLIC  
HEARING. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL  
16 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

18 Following some additional discussion, the Planning Commission recommended to  
approve the applicant's request to rezone the subject properties with the condition that  
20 Mr. Jorgensen works with City Staff to address and correct the setback concerns and lot  
issues raised by recent unapproved divisions of land.

22 Chairperson Call asked if there were any further comments or discussion.  
Hearing none she called for a motion.

24  
COMMISSIONER VANCHIERE MOVED TO RECOMMEND TO THE  
26 LINDON CITY COUNCIL APPROVAL OF THE APPLICANT'S REQUEST TO  
REZONE THE SUBJECT PROPERTIES WITH THE CONDITION THAT THE  
28 APPLICANT WORKS WITH CITY STAFF TO ADDRESS AND CORRECT THE  
SETBACK CONCERNS AND LOT ISSUES RAISED BY RECENT UNAPPROVED  
30 DIVISIONS OF LAND. COMMISSIONER MARCHBANKS SECONDED THE  
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

32 CHAIRPERSON CALL AYE  
COMMISSIONER MARCHBANKS AYE  
34 COMMISSIONER KALLAS AYE  
COMMISSIONER KELLER AYE  
36 COMMISSIONER JOHNSON AYE  
COMMISSIONER VANCHIERE AYE

38 THE MOTION CARRIED UNANIMOUSLY.

40 5. **Conditional Use Permit — Gillman Farms Elk Ranch.** Deny Farnworth  
requests conditional use permit (CUP) approval for a domestic elk farm  
42 (Farnworth Gillman Farm's Elk Ranch) on 9.3 acres located at 592 West Gillman  
Lane, in the Residential Single-Family (R1-20) zone.

44  
Mr. Snyder gave a brief overview of this item stating the applicant, Deny  
46 Farnworth, who is attendance, has requested approval from the Lindon City Planning  
Commission for a domestic elk farm. He noted no hunting activities are requested or will  
48 be allowed to take place at this location. The applicant is proposing to be allowed 54-90  
elk as a maximum. The question tonight is how many elk are appropriate for this site He

2 noted the State recommendation by Leslie McFarlane, Domestic Elk Manager, for this  
property is no more than 50-60 total which is about 6 elk per acre. Bulls generally require  
4 separate pens and more space. Main public complaint is occasional animal noises (bugles  
and calls) during fall breeding. State regulations address main concerns of escape and  
6 disease.

8 Mr. Snyder indicated that Elk are considered to be a wild animal per Lindon City  
Code that indicates the following: Wild and exotic animals, as defined in this title, shall  
only be authorized in Lindon City by issuance of a conditional use from the Planning  
10 Commission. Conditional uses shall be regulated according to Chapters 17.20 through  
17.24 of Lindon City Code. The potential allowance of wild and/or exotic animal species  
12 and the quantities of said species are subject to approval on a case-by-case basis.  
Conditions of approval may be imposed by the Planning Commission as deemed  
14 necessary to protect the public health, safety, and welfare including, but not limited to,  
increased setbacks, fencing, size and type of enclosure or structure, etc.

- 16 • Objective 5 (Community Vision – Lindon City General Plan) Maintain the quality  
of existing and future neighborhoods and land use areas within the City through  
18 preservation of animal rights, community beautification, improved parks & trails,  
and other pursuits relating to provident living, recognizing all segments of our  
20 community (age, economic status, etc.).
- 22 • Objective 9 (Community Vision – Lindon City General Plan) is to protect and  
maintain the rights of Lindon City residents to own and possess on their property,  
24 as is appropriate for property size, farm animals such as horses, cows, chickens,  
pigs, goats, sheep, etc., as well as cats and dogs; and provide these same rights to  
26 new residential developments.

28 Mr. Snyder stated the site has existing structures (barns) and animal enclosures  
that comply with the setback requirements. He pointed out that Mr. Farnworth has  
already been issued a license from the State of Utah (Department of Agriculture and  
30 Food) for a Domestic Elk Farm. He noted most Elk Farm owners raise the elk as a hobby  
and/or business (breeding stock, velvet production, meat production, and mature bulls  
32 sold for hunting on private property). He stated third party public notices required per  
city code were mailed on August 17, 2018 and no public comments have been received at  
34 this time.

36 Mr. Snyder explained that Lindon City code, Animal Regulations Title 6 indicates  
that the ability to keep animals and livestock has been and continues to be a defining  
characteristic of the rural atmosphere that Lindon City seeks to maintain. He noted the  
38 animal control ordinance shall provide a reasonable opportunity for the residents of  
Lindon to maintain animals on their property within the constraints and limits of this  
40 provision. It shall also be the purpose of this ordinance to provide regulations,  
constraints, and limits on the number of animals kept and the manner in which the  
42 animals are maintained in order to minimize the impact on neighboring property owners.

44 Mr. Snyder pointed out that Lindon City recognizes that the keeping of animals  
and livestock is inherently associated with odors, animal excrete, flies, and some noises.  
Unless otherwise stated within this Title, a reasonable level of tolerance will be permitted  
46 for these inherent characteristics such as odors, flies, and animal noises that are common  
to the keeping of animals and livestock in order to protect, preserve, and maintain the

2 rights of land owners to raise animals on their properties. He also referenced the  
applicable laws and standards of review.

4 Mr. Snyder then referenced the Site Plan, State of Utah License (Domestic Elk  
Farm), State of Utah Elk Facility, Checklist, Regulation R58-18. Elk Farming, Regulation  
6 R58-19 Compliance Procedures, Utah Code 4-39 Domesticated Elk Act. He then turned  
the time over to the applicant for comment.

8 Mr. Deny Farnworth explained they are here tonight to request a permit to raise elk  
at their facility. He noted is consists of 9.4 acres of which they are utilizing about 9 acres  
10 for the elk farm. He indicated they have correlated with the State of Utah according to  
their rules and regulations and have exceeded their requirements and have received a  
12 license from the State of which Lindon City has a copy of. Their fences are 8' high made  
of high-tensile steel wire. The state required 5" pressure treated posts 12' tall 20' apart,  
14 and they have installed 7"-8" pressure treated posts 18' apart. All exterior gates are  
2"x2"x1/4" thick square tubing and are locked with pad locks.

16 Mr. Farnworth stated they have double gated the main entry to keep any elk from  
breaching the perimeter and have a dart gun in case any problems arise. They have  
18 acquired a hydraulic squeeze shoot specifically designed for elk to use in any medical or  
emergency purposes. He explained at Gillman Farms Elk Ranch their start up plan is to  
20 have 2 bulls and approximately 20 cows. Each year they will have calves, some they will  
raise and some they will sell. He pointed out the state has no requirements as far as  
22 animals per acre amount. The rule of thumb they have heard from other breeders and  
other elk facilities is 6-10 animals per acre but they will never exceed that amount.

24 Chairperson Call stated her biggest concern is that we don't want to go over the  
state recommendation on the numbers allowed.

26 Mr. Farnworth re-iterated there is not an actual number defined from the state as it  
depends on what you are doing with them. He pointed out these elk have been in pens  
28 their entire lives and are domestic. They have tried to make this more user friendly in the  
end of the day and they have gone above and beyond what the state is requiring for  
30 fencing to make it nicer. He noted these elk are Chronic Wasting Disease (CWD)  
resistant and if they were to get out he has to immediately call the State and the DWR. He  
32 noted this has been a good learning experience for his family over the past year and a  
half. He then passed out a sheet of interesting facts relating to this request. There was  
34 then some general discussion regarding the amount to authorize and the nuisance aspect  
with the noise and smells involved etc.

36 Angie Neuwirth, resident in attendance, commented she would prefer nature  
noises over manufactured noises any day and that would not bother her. James Wagner,  
38 resident in attendance, stated he lives next door to where the elk farm is. He stated they  
are supportive of the farm and they want the elk because they are natural and he gives a  
40 two-thumbs up to this elk farm.

Chairperson Call expressed that the Commission wants this to be successful, but  
42 suggested to perhaps authorize a lower number to start and then see how it goes. Mr.  
Snyder indicated they could consider not restricting the total number but break it out to  
44 bulls and cows and specifically. Mr. Snyder pointed when the Lindon City Code calls  
out something as conditional use permit it is required by state law to approve it unless we  
46 cannot place conditions on it to properly mitigate a nuisance or impact on the neighbors  
that is being created. He added for informative purposes, horses or cows would not need  
48 approval from the city but what the city does look at is where they may place fencing and

2 structures at the location etc., maintenance issues as well as there may be nuisance issues  
to think about for future calls or complaints.

4 Commissioner Keller brought up an elk farm in Willard County with 60 acres and  
a lot of elk. He feels the neighbors should understand and be aware that there will be  
6 some issues with noise and smells etc. in the middle of a residential area.

8 Mr. Farnworth stated he has done his research and suggested starting with 6-10  
and to mitigate it down to 6 if there is a problem. He pointed out he doesn't complain to  
others about nuisance dogs etc. and he doesn't want to keep something that is a nuisance  
10 to his neighbors. Commissioner Kallas suggested starting with a total of 60 animals with  
no more than 10 mature bulls with the definition of a mature bull being over 3 years old.  
12 The Commission was in agreement to that suggestion.

Chairperson Call asked if there were any further comments or discussion.  
14 Hearing none she called for a motion.

16 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR A CONDITIONAL USE PERMIT FOR A DOMESTIC ELK FARM,  
18 TO BE LOCATED AT 592 WEST GILLMAN LANE, IN THE RESIDENTIAL  
SINGLE-FAMILY (R1-20) ZONE, WITH THE FOLLOWING CONDITIONS: 1.  
20 RESTRICT TOTAL NUMBER OF ELK (INCLUDING BULLS, COWS AND  
CALVES) TO NO MORE THAN 60 ANIMALS AND NO MORE THAN 10 MATURE  
22 BULLS AT ANY TIME WITH THE DEFINITION OF MATURE BEING OVER 3  
YEARS OF AGE AND 2. NO HUNTING ACTIVITIES TO TAKE PLACE ON-SITE,  
24 AND 3. MAINTAIN LICENSING AND COMPLY WITH REGULATIONS AS  
REQUIRED BY THE STATE OF UTAH TO OPERATE A DOMESTIC ELK FARM  
26 (AS PER LINDON CITY CODE 6.16.020). COMMISSIONER MARCHBANKS  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

28 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
30 COMMISSIONER KALLAS	AYE
COMMISSIONER KELLER	AYE
32 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

34 THE MOTION CARRIED UNANIMOUSLY.

- 36 6. **Public Hearing — Ordinance Amendment, Lindon City Code 8.20 Public**  
**Nuisances.** Lindon City requests approval of an amendment to Lindon City Code  
38 Section 8.20.030 Nuisance – Definition subsection (2)(cc) Inappropriate Noise.  
The proposal would address potential hours during which Inappropriate Noises  
40 are not allowed. Recommendations will be forwarded to the City Council for final  
approval. (Pending Ordinance 2018-9-O) (Item continued from 6/12/18).

42 COMMISSIONER VANCHIERE MOVED TO OPEN THE PUBLIC  
44 HEARING. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

46 Hugh Van Wagenen, Planning Director, gave some background of this item  
48 explaining noise complaints are not uncommon but are not particularly frequent either.

2 However, the existing nuisance code regarding Inappropriate Noise does not have any  
4 defined quiet hours, but rather leaves the time frame open to interpretation based on  
6 “noise that is substantially incompatible with the time and location where created...”  
8 City staff prefers to have defined hours from 10:30 pm to 7:00 am where it is very clear  
10 that inappropriate noise is not permitted. He noted this helps not only with enforcement,  
12 but also with public education.

14 Mr. Van Wagenen noted at the last Planning Commission meeting several  
16 residents voiced their concerns over an event center in their neighborhood that was  
18 disturbing the peace. The Commission asked staff to draft a more detailed ordinance that  
20 would protect residents from adverse impacts and coordinate with Chief of Police Adams  
22 on the draft. The Commission also stated that 10:00 pm was more appropriate for night  
hours than 10:30 pm and to be broken out by zone. He then referenced the latest draft of  
the ordinance for review highlighting the changes. He also referenced the noise chart  
showing decibel levels followed by discussion.

Chairperson Call asked for any public comments at this time. Scott Thompson,  
attendee, mentioned he helped at a drag racing track surrounded by commercial and  
residential and they kept that at 92 decibels (racing engine) so he feels 85 decibels are not  
unreasonable. Following some additional discussion, the Commission agreed to continue  
this item to allow staff time to further measure decibel levels (exterior and interior  
disturbances) and to look at zones specifically. Mr. Van Wagenen stated staff will tweak  
the ordinance and bring it back before the Commission.

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

COMMISSIONER KELLER 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 comments or discussion.  
Hearing none she called for a motion.

COMMISSIONER KALLAS MOVED TO CONTINUE ORDINANCE  
AMENDMENT 2018-9-O. COMMISSIONER KELLER SECONDED THE MOTION.  
THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

THE MOTION CARRIED UNANIMOUSLY.

**7. Discussion Item — Lindon City General Plan, Environmental Planning.**

Lindon City Planning & Economic Development Director, Hugh Van Wagenen,  
will review the Environmental Planning section with the Planning Commission.  
This is an informative discussion item only. No motions will be made.



2 Mr. Van Wagenen presented information regarding the Lindon City General Plan  
update by giving an overview of the Environmental Planning section of the document. He  
4 noted this is an informative discussion only with no formal action being taken at this  
time. There was then some general discussion regarding the Environmental Planning  
6 section of the General Plan including types of flora and fauna, wetland banks, heritage  
trail, soil conditions, hillside ordinance requirements, flood zones, geologic hazards  
8 (faults, liquefaction), and canals and aqueducts. Mr. Van Wagenen noted there are a lot of  
things to consider with environmental planning when drafting codes and ordinances.

10 Chairperson Call asked if there were any further comments or discussion.  
Hearing none she moved on to the next agenda item.

- 12
- 14 8. **Discussion Item — Car lots.** Hugh Van Wagenen, Planning Director, will review  
and discuss with the Planning Commission, car lots in general. This is an  
informative discussion item only. No motions will be made.

16

18 Mr. Van Wagenen reviewed and discussed with the Planning Commission, car  
lots in general. He noted this is an informative discussion item only with no motions  
needing to be made at this time. There was then some general discussion regarding car  
20 lots in general. Specifically, the used car lot on 800 West was discussed on the site of the  
former Mitchell Excavation. He noted that currently the only regulations a dealership  
22 would have is the same as any other business with parking, landscaping etc. The  
discussion then focused on where car lots are located generally.

24 Mr. Van Wagenen asked if we want similar requirements adopted as on State  
Street in non-commercial (industrial areas) that would preclude areas on smaller lots and  
26 smaller operations. Following discussion, the Commission agreed this is specific to the  
lot on 800 West because of the proximity to residential areas. The Commission was also  
28 in agreement to change the language to say “when adjacent to residential when it borders  
on two sides” as to make it more restrictive and to ensure it creates a buffer to residential.

30 Chairperson Call asked if there were any further comments or discussion.  
Hearing none she called moved on to the next agenda item.

- 32
- 34 9. **New Business: Reports by Commissioners** – Chairperson Call called for any  
new business or reports from the Commissioners.

36 Chairperson Call mentioned she received a call from a resident about her water bill  
going up due to the water backing up in the street and she would like someone from the  
38 city to check into it. Mr. Van Wagenen stated it sounds like a stormwater issue, but he  
will get the information to the right hands. Commissioner Kallas asked about the urban  
40 deer problem that was discussed at the last City Council meeting. Mr. Van Wagenen  
stated the council received information from Chief Adams on different options and  
42 programs to mitigate the issue. Commissioner Johnson asked about the residential  
overlay discussed at the last City Council meeting. Mr. Van Wagenen stated they  
44 approved it with two changes made with landscaping and clarification as far as standards  
go. He noted Councilmember Hoyt voted no due to the parking lot not being paved.

- 46
- 48 10. **Planning Director Report** – Mr. Van Wagenen reported on the following item  
followed by discussion.

