

2 The Lindon City Planning Commission held a regularly scheduled meeting on
3 **Wednesday, June 10, 2009** beginning at 7:00 p.m. in the Lindon City Center, City
4 Council Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Gary Godfrey, Chairperson

6 Invocation: Mark Johnson

7 Pledge of Allegiance: Gary Godfrey

8 **PRESENT**

ABSENT

10 Gary Godfrey, Chairperson

11 Ron Anderson, Commissioner

12 Matt Bean, Commissioner

13 Christian Burton, Commissioner

14 Sharon Call, Commissioner

15 Mark Johnson, Commissioner

16 Adam Cowie, Planning Director

17 Woodworth Mataele, Assistant Planner

18 Debra Cullimore, City Recorder

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

21 **APPROVAL OF MINUTES** - The minutes of the meetings of April 22, 2009 and May
22 13, 2009 were reviewed.

23 COMMISSIONER BURTON MOVED TO APPROVE THE MINUTES OF THE
24 MEETINGS OF APRIL 22, 2009 AND MAY 13, 2009. COMMISSIONER CALL
25 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
26 CARRIED.

27 **PUBLIC COMMENT** –

28 Chairperson Godfrey called for comments from any resident present who wished
29 to address an issue not listed as an agenda item. There was no public comment.

30 **CURRENT BUSINESS** –

- 31
- 32 1. **Annual Review of Group Home Facility** – *Lindon Care & Training Center –*
33 *680 North State Street.* During the applicant's annual review on February 25,
34 2009, the Planning Commission required a follow-up visit after 90 days to
35 evaluate issues that were discussed during the meeting. The facility provides
36 housing for multiple tenants. No changes are proposed to the facility as this is
37 only a review of current use to ensure conformance with City Code. Chief Cody
38 Cullimore was present to answer any questions.

2 Debbie Woodward, Administrator of Lindon Care and Training Center, was
present as the representative for this review. Chief Cullimore was also present to report
on interaction between the facility and the Police Department over the past three months.
4 Mr. Cowie explained that this is a continuation of the required annual review of Lindon
Care and Training Center, which is owned by RHA Community Service of Utah. The
6 facility appeared for annual review on February 25, 2009. During the review, several
issues related to excessive police responses were discussed. The Commission felt that the
8 nature and severity of the issues warranted a follow-up review to make sure concerns
were adequately addressed and that the facility was in compliance with ordinance
10 requirements.

12 Ms. Woodward explained that a majority of the issues discussed during the initial
review in February were directly or indirectly related to a specific individual, who no
longer resides at the facility. She reported that she and her staff have reviewed policies
14 and procedures to be followed by residents in relation to contacting emergency personnel,
and reinforced those policies with residents. She stated that residents of the facility have
16 been instructed to discuss with staff when they feel the police should be contacted, and
staff will determine whether a police response is warranted, or whether the situation can
18 be handled by staff. She observed that it appears that residents are generally complying
with the policy.

20 Chief Cullimore reported that he and Ms. Woodward met recently to discuss the
issues which were unresolved at the time of the initial review. Chief Cullimore reported
22 that since the review date in February, the Police Department has responded to a total of
four calls at the facility, all of which were legitimate medical calls. He noted that
24 Pleasant Grove officers responded to one call involving a resident which occurred in
Pleasant Grove. In that situation, a 12 year old resident of the facility was experiencing
26 some behavioral issues which staff needed some assistance with. Chief Cullimore stated
that the response of Ms. Woodward and her staff in addressing concerns discussed in
28 February are exemplary, and that the facility has gone above and beyond any expectation
he had in resolving concerns.

30 Commissioner Anderson asked if the facility is accepting younger residents,
noting that the Pleasant Grove officers responded to a situation involving a 12 year old
32 resident. Ms. Woodward stated that as a general practice, younger residents are accepted
only in specific situations. She noted that this particular resident is cognitively on the
34 same level as many other residents of the facility, and that he fits in well with the adult
population.

36 Commissioner Call inquired as to the recent volunteer project which was
completed at the Lindon Care and Training Center. Ms. Woodward reported that several
38 charity organizations, including Keller Williams Cares and UVU Start Something
Beautiful teamed up to complete improvements to the exterior of the facility, including
40 painting and landscaping. She stated that a large portion of materials for the project were
donated, and that all the work was completed by volunteers. She expressed appreciation
42 for the volunteers, and that fact that the improvements make the facility blend well into
the surrounding community.

44 Chairperson Godfrey noted that during previous review of the facility, there was
some discussion regarding removal of the pay phone at the site. He asked if the pay
46 phone had been removed. Ms. Woodward stated that the pay phone was not removed,

2 and that it appears that the situation has been resolved by reinforcing existing policies and
house rules. She stated that meetings are held with residents on a quarterly basis, and that
3 this and other policies will be reinforced regularly.

4 Chief Cullimore stated that the Police Department has established a good working
relationship with management and staff at Lindon Care. Ms. Woodward expressed
5 appreciation to the Police Department. Chairperson Godfrey thanked Ms. Woodward for
the good work the facility does in the community.

- 8
- 10 2. **Public Hearing** – *White Inc. – Lot 1 Condominiums – 1769 West 20 South*. This
is a request by Sam White for approval of a major subdivision. The applicant
intends to amend his previous minor subdivision to create a six (6) lot/unit
12 condominium subdivision plat. Mr. White is subdividing his newly constructed
building, with the intention of selling them individually. Mr. White has
14 previously gone through the approval process for the existing subdivision and site
plan. Recommendations from the Planning Commission will be forwarded to the
16 City Council for final review.

18 Josh Willie was present as the representative for this application. Mr. Mataele
explained that this subdivision is an amendment to a plat approve and recorded in 2006.
20 He noted that the site plan was also approved in 2008. He explained that the proposed
subdivision will divide the existing approved building into six condominiums which will
22 be sold individually. Mr. Mataele presented photographs of the building. He noted that
the layout is the same as the approved site plan.

24 Chairperson Godfrey asked Mr. Willie if the facility was built in compliance with
building codes relative to condominiums. Mr. Willie stated that the building does meet
26 code requirements. He explained that a homeowners association will be established to
administer any shared utility lines. Mr. Cowie stated that all utility services and other
28 standards will be reviewed and approved by the Chief Building Official before the plat
receives final City approval and is recorded.

30 Commissioner Call inquired as to when the Commission would review a use
planning to locate in one of the condominium units. Mr. Cowie stated that no Planning
32 Commission review would be required for permitted uses, but that the Commission
would review and approve any Conditional Uses in the facility.

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36 COMMISSIONER CALL MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER BEAN SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

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40 Chairperson Godfrey called for public comment. Hearing none, he called for a
motion to close the Public Hearing.

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

2 COMMISSIONER ANDERSON MOVED TO APPROVE THE WHITE INC.
3 LOT CONDOMINIUMS MAJOR SUBDIVISION PRELIMINARY PLAT AND
4 RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER
5 JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE
6 MOTION CARRIED.

- 7
8 3. **Work Session** – *Annual URMMA Training*. URMMA requires the City to
9 provide annual training to all staff, as well as elected and appointed officials.
10 This Works Session will present key concepts that relate to City officials. The
11 training will cover ‘sexual harassment’ and ‘procedures and conduct’ of public
12 officials. There will be no motion required for this Work Session.

13
14 The Commission viewed video presentations provided by the City’s liability
15 insurance carrier, Utah Risk Management Mutual Association. The presentation included
16 training on harassment and discrimination issues, as well as proper procedure in
17 considering public input during meetings. It was noted that land use decisions must be
18 based on findings of fact, and can not be made based solely on public input.

19 **NEW BUSINESS** – Reports by Commissioners

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21 Commissioners gave no reports at this meeting.

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23 **PLANNING DIRECTOR’S REPORT** –

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25 Mr. Cowie reported on the following items:

- 26 1. Commissioner Peters has not been reappointed by the City Council to serve
27 another three year term on the Planning Commission. Commissioner Peters
28 has served in this capacity for 15 years, attending approximately 300 Planning
29 Commission meetings in that time. The City Council felt that allowing other
30 residents an opportunity to serve the community would be appropriate.
31 Commissioner Peters will be honored for his service at a future City Council
32 meeting.
- 33 2. The Schwartz subdivision preliminary plat was approved by the City Council
34 with conditions as recommended by the Planning Commission.
- 35 3. The Aquatics Center is open. Some large toys have not yet been installed at
36 this time but are expected to be delivered and installed in the near future.
- 37 4. The Lindon City Police Department held a very successful and well attended
38 flag ceremony on Memorial Day. A flag retirement ceremony is scheduled
39 for Saturday, June 13, 2009 at the City Center. The event was coordinated by
40 Boy Scout, Josh Barlow, as his Eagle Scout project.
- 41 5. The City received preliminary approval for \$600,000 in grant funds toward
42 the Lindon Hollow Creek Wetland project. Staff will make a presentation to
43 the Department of Environmental Quality on June 24th. If awarded, the grant
44 funds will cover approximately half the cost of the project.

45
46 **ADJOURN** –

