

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **February 8, 2011** beginning at 7:00 p.m. in the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Matt Bean, Chairperson
6 Invocation: Sharon Call
7 Pledge of Allegiance: Christian Burton

8 **PRESENT**

9 **ABSENT**

10 Matt Bean, Chairperson
11 Ron Anderson, Commissioner
12 Christian Burton, Commissioner
13 Sharon Call, Commissioner
14 Mark Johnson, Commissioner – *arrived 7:05*
15 Angela Neuwirth, Commissioner
16 Adam Cowie, Planning Director
17 Woodworth Mataele, Assistant Planner
18 Debra Cullimore City Recorder

19 Gary Godfrey, Commissioner

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

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- 23 1. **Annual review of Group Home facility:** *Heritage Youth Services / Timpview*
24 *Residential Treatment Center.* This is a required annual review of a juvenile
25 group home approved for up to 12 youth not over the age of 18. The facility
26 provides housing and social activities for the youth and is located at 200 North
27 Anderson Lane in the HI zone. No changes are proposed to the facility as this is
28 only a review of the current use to ensure conformance with City Code.

29 Lynn Loftin and Corbin Lindy were present as representatives for this review.
30 Mr. Cowie explained that this annual review is required by City Council. Mr. Mataele
31 reviewed the conditions of approval established by the Planning Commission in 2006 as
32 follows:

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- 35 1. Occupancy is limited to 12 youth.
36 2. No sex offenders reside at the home.
37 3. No youth over the age of 18 reside at the home.
38 4. An alarm system on the windows and doors is installed. (Completed and
39 inspected in 2005)
40 5. On-site schooling is an accessory use and not the primary function of the facility.
41 6. A 15 mph sign be posted on Anderson Lane.
42 7. A sign directing traffic to the group home be installed. (Completed in 2007)
43 8. Supervision ratio be no less than one staff to four youth between the hours of 6:00
44 a.m. and 11:00 p.m. and be reduced to a ratio of one staff to six youth between the
45 hours of 11:00 p.m. and 6:00 a.m.
46 9. The site be open to visitation by police and city officials without notice.
47 10. Training be provided for employees and residents regarding the speed limit
48 requirements and illegal trespassing on the neighboring private property.

11. The Conditional Use Permit be reviewed annually or upon change of Program
2 Directors.

12. All other requirements and limits as per city ordinance are adhered to.

4 Mr. Mataele stated that no complaints regarding this group home have been submitted to
the City in the preceding year.

6 Chairperson Bean asked Mr. Loftin if there have been any concerns during the
previous year. Mr. Loftin stated that the program serves youth and their families, and
8 that he feels positive about the direction the program is going. He stated that the Lindon
facility currently houses 10 youth with a capacity for 12 youth.

10 Commissioner Call noted that during the 2010 annual review of this facility the
home was unoccupied. Mr. Lindy stated that residents of the Lindon facility were
12 combined with residents of another facility on a temporary basis, but that the Lindon
facility re-opened in April 2010. Commissioner Call asked if the facility serves the same
14 type of clients as before. Mr. Loftin stated that they now treat a greater number of local
youth and families who have been placed in the program by the Utah Division of Child
16 and Family Services. Commissioner Anderson noted that the program previously served
primarily privately placed youth. Mr. Loftin stated that due to the economic downturn,
18 the market for private placements has changed. He clarified that the facility has always
served youth placed by DCFS, but that this is now the primary focus of the program. Mr.
20 Loftin observed that serving local families allows an opportunity to work more closely
with families as well as the youth.

22 Commissioner Neuwirth asked where the youth attend school. Mr. Lindy stated
that the program has worked with Alpine School District and the State Office of
24 Education regarding schooling for residents, and that at the request of the District and the
Office of Education, on-site schooling is provided. Chairperson Bean asked if schooling
26 is still an accessory and not a primary use. Mr. Lindy stated that schooling is an
accessory use, and that on-site schooling allows the program to provide ongoing support
28 the students throughout the day that they would not receive at a public school site.

30 Commissioner Anderson asked if the facility serves any clients of the Juvenile
Justice System. Mr. Lindy stated that the facility serves only DCFS clients, and that they
are not permitted to serve both populations simultaneously.

32 Commissioner Burton inquired as to compliance with each of the conditions of
approval and operation for this facility. Mr. Loftin indicated that they are in compliance
34 with all conditions of approval. The Commission discussed treatment of youth with
sexual issues at the facility. Mr. Loftin stated that all clients are thoroughly evaluated
36 prior to admission to this program and that this must be an appropriate placement for
each individual based on their specific circumstances. He explained that some of the
38 youth have experienced legal issues, and that many have sexual issues related to abuse
and neglect in their homes. He explained that the program treats each individual
40 holistically by identifying and treating a full range of issues. He stated that no convicted
or registered sex offenders are housed at the facility.

42 Commissioner Call inquired as to off-site activities provided through the program.
Mr. Loftin stated that residents are off-site multiple days per week and engage in
44 activities including recreation center visits, experiential therapy such as Native American
sweat lodges, and ropes courses. He explained that the goal of the program is to
46 reintegrate the youth back into the community.

48 The Commission went on to discuss staffing at the site. Mr. Loftin stated that the
site provides 24 hour awake supervision, with a minimum of two staff at all times. He

2 stated that the facility complies with Utah State staffing requirements for this facility of
3 one staff to six clients. He noted that this facility typically runs in excess of minimum
4 requirements, and that during the day staffing is approximately one staff to four clients
5 including teachers and other professional staff.

6 Commissioner Anderson observed that a number of cars are on site on some
7 occasions. Mr. Lindy explained that in addition to three on-site teachers, the facility
8 conducts DCFS family meetings, guardian ad litem visits, and other support staff visits.

9 Chairperson Bean reviewed each of the conditions of approval and verified
10 compliance with each requirement. The Commission discussed staffing requirements,
11 which are currently established at one staff to four clients during daytime hours.
12 Following discussion, the Commission felt that compliance with state requirements of
13 one staff per six clients is adequate. Mr. Lindy stated that a minimum of two staff will be
14 on site at all times. Commissioner Anderson noted that in upcoming annual reviews if it
15 is determined that the facility is serving a higher risk population, it may be appropriate to
16 require a higher level of staffing.

17 Mr. Mataele noted that a motion to change staffing requirements would be
18 necessary. Chairperson Bean called for further comments or discussion from the
19 Commission. Hearing none, he called for a motion.

20 COMMISSIONER NEUWIRTH MOVED TO AMEND CONDITION #8
21 REGARDING STAFFING TO REQUIRE A STAFFING RATIO OF ONE STAFF TO
22 SIX YOUTH 24 HOURS A DAY. COMMISSIONER BURTON SECONDED THE
23 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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- 25 2. **Annual review of Group Home facility:** *Housing Authority of Utah Count, 365*
26 *E. 400 N.* This is a required annual review of a group home owned by the Housing
27 Authority of Utah County. The facility was approved to provide housing for up to
28 three physically disabled adults. No changes are proposed to the facility as this is
29 only a review of the current use to ensure conformance with City Code and
30 conditions of approval.

31 Mr. Cowie explained that Gene Carley of the Housing Authority of Utah County
32 was scheduled to attend tonight as the representative for this review. However, Mr.
33 Carley contacted Mr. Cowie earlier in the day to inform him that he would be unable to
34 attend due to a scheduling error. Mr. Carley expressed to Mr. Cowie that he would be
35 comfortable with the Commission conducting the review without his presence, or that the
36 review could be rescheduled for another meeting. Mr. Cowie reviewed the conditions of
37 approval with Mr. Carley over the phone, and he indicated that the facility is in
38 compliance with all requirements. Mr. Cowie also noted that all three facilities will be
39 required to submit documentation of proof of insurance.

40 Mr. Cowie reviewed the history of the facility. He explained that the property is
41 leased from the City, and that the home was built in 2003. The facility is approved to
42 house three disabled adults with on-site 24 hour staffing. Three female residents
43 currently reside at the home, two of which are off-site during the day participating in
44 work programs. There have been no changes to the home in the past year, and the City
45 has received no complaints.

46 Chairperson Bean noted that established conditions require red curbing to restrict
47 parking in front of the home if parking becomes problematic. Mr. Cowie stated that the
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City is unaware of any problems associated with parking issues. Commissioner
2 Anderson noted that the condition was included during initial review and approval of the
home in anticipation of potential parking problems as the adjacent park developed, but
4 parking has never become an issue.

The Commission felt there were no concerns that would need to be addressed
6 further at this time.

- 8 3. **Annual review of Group Home facility: Lindon Care & Training Center – 680**
9 **N. State Street.** This is a required annual review of a group home for disabled
10 adults owned by RHA Community Services of Utah. The facility provides
housing for multiple tenants. No changes are proposed to the facility as this is
12 only a review of the current use to ensure conformance with City Code.

14 Debbie Woodworth and Vivian Shepherd were present as representatives for this
review. Mr. Cowie explained that this facility has been in existence for a number of
16 years. As part of a site plan approval for the new office building in 2006, the applicant
agreed to participate in annual review of the facility. During the annual review in 2009,
18 concerns regarding excessive emergency response calls to the facility were discussed.
Programs have now been implemented which seem to have alleviated this concern. Chief
20 Cullimore has indicated that the Police Department responded to 35 calls to the facility in
2010. He felt that the number of calls was reasonable for this facility, and that a number
22 of those calls were legitimate medical calls.

Chairperson Bean inquired as to the capacity of the facility. Ms. Woodward
24 indicated that the facility has a capacity of 66 residents and that they are operating at
capacity. Chairperson Bean asked about general behavioral issues at the facility. Ms.
26 Woodward explained that behavioral issues typical to developmentally disabled
individuals are found at the site. She noted that there are individuals who show verbal
28 and physical aggression, but that residents are closely supervised at all times. She stated
that there are no sex offenders or residents with serious legal issues, and that all have a
30 primary diagnosis of mental retardation. Ms. Woodward reviewed staffing levels, which
are established and regulated by state organizations.

32 Commissioner Call asked about the ages of residents. Ms. Woodward stated that
the youngest resident is 13 years old and the oldest is 70 years old with the median age in
34 the mid 30's. Commissioner Neuwirth asked about patient turnover at the facility. Ms.
Woodworth stated that 3-4 residents per year typically transition into other community
36 based programs.

38 Commissioner Call asked what programs are provided for residents at the facility.
Ms. Woodward stated that all residents attend school or work programs during the day.
The facility has a recreation staff which provides a variety of on-site and community
40 activities for residents. In addition, each resident has a program and goals designed
specifically for them to help them reach their potential.

42 Ms. Woodward expressed a desire to become more involved with community
emergency planning programs. She noted that the facility has their own emergency
44 response plan, but that they also have access to resources which may benefit the
community during an emergency event. Mr. Cowie will forward the request to Chief
46 Cullimore.

Commissioner Call thanked Ms. Woodward for the valuable service Lindon Care
48 and Training Center provides in the community. Ms. Woodward stated that they receive

2 a great deal of positive feedback from families who express appreciation for the level of
3 service which is available, along with the ability to maintain family relationships. The
4 Commission thanked Ms. Woodward and Ms. Shepherd for their time.

6 **NEW BUSINESS** – Reports by Commissioners

8 Commissioners gave no reports at this meeting.

10 **PLANNING DIRECTOR'S REPORT** –

12 Mr. Cowie reported on the following items:

- 14 1. The City held a meeting with contractors and developers on February 6, 2011 to
15 review changes to the Development Manual. The Manual is no longer available
16 in hard copy, but is available on the City website.
- 18 2. The remodel of the community center has been advertised for bid. The bid
19 opening will be held February 24, 2011 with construction to begin immediately
20 after the bid is awarded. Completion of the project is expected by
21 approximately May 2011.
- 22 3. Terms for Commissioners Anderson, Call, Godfrey and Johnson will end in the
23 next two months. Commissioner Godfrey and Commissioner Johnson have
24 indicated that they will not be reappointed. The City Council may reappoint
25 Commissioner Anderson and Commissioner Call, or may determine that it
26 would be appropriate to appoint new Commissioners. Commissioners will be
27 notified prior to the end of their term whether they will be reappointed.
- 28 4. Chief Cullimore will conduct joint training for the Commission and the City
29 Council at 6:00 p.m. prior to the February 24th Planning Commission meeting
30 regarding meeting safety and response during an emergency event, such as an
31 active shooter.

32 **ADJOURN** -

34 COMMISSIONER NEUWIRTH MOVED TO ADJOURN THE MEETING
35 AT 8:18 P.M. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL
36 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38 Approved – February 24, 2011

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43 Matt Bean, Chairperson

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47 Adam Cowie, Planning Director