

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **March 24, 2015 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100
4 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
9 Invocation: Mike Marchbanks, Commissioner
10 Pledge of Allegiance: Bob Wily, Commissioner

12 **PRESENT** **ABSENT**

13 Sharon Call, Chairperson
14 Bob Wily, Commissioner
15 Rob Kallas, Commissioner
16 Mike Marchbanks, Commissioner
17 Matt McDonald, Commissioner
18 Andrew Skinner, Commissioner– arrive 7:30
19 Hugh Van Wagenen, Planning Director
20 Jordan Cullimore, Associate Planner
21 Kathy Moosman, City Recorder

22 **Special Attendee:**
23 Matt Bean, Councilmember

- 26 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
28 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of March 10,
29 2015 were reviewed.

30
31 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE
32 REGULAR MEETING OF MARCH 10, 2015 AS AMENDED. COMMISSIONER
33 MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
34 THE MOTION CARRIED.

36 3. **PUBLIC COMMENT** –

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

40 **CURRENT BUSINESS** –

41
42 COMMISSIONER KALLAS MOVED TO AMEND THE AGENDA ORDER
43 AND TO MOVE TO AGENDA ITEM NUMBER FIVE. COMMISSIONER
44 MCDONALD SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
45 THE MOTION CARRIED.

2 5. **Annual Review of Group Home Facility** – *Housing Authority of Utah County,*
365 East 400 North. This is a required annual review of a group home owned by
4 the Housing Authority of Utah County. The facility was approved to provide
5 housing for up to three physically disable adults. No changes are proposed to the
6 facility as this is only a review of the current use to ensure conformance with City
Code and conditions of approval.

8
9 Jordan Cullimore, Associate Planner, gave some background of this agenda item
10 explaining this is the annual required review to determine that the facility is in
11 compliance with the Conditional Use Permit conditions and local ordinances regulating
12 these types of facilities. He mentioned that this facility is owned by the Housing
13 Authority of Utah County and is located at the entrance to Hollow Park on 400 North. He
14 noted a CUP was approved for this facility in 2003 to allow permanent residence of up to
15 3 physically disabled adults and their care takers. Mr. Cullimore stated that Lynell Smith,
16 Director of the Housing Authority of Utah County, is in attendance to answer any
questions.

18
19 Mr. Cullimore then referenced the following conditions that were imposed in 2003:
20 1. The occupancy of the home be limited to three adult persons with disabilities.
21 2. That the park access in front of the home be painted red and signed for no
22 stopping or parking. *(It was determined in the 2006 review that this item had not*
23 *been completed, but would not be required unless parking along the entrance*
24 *road becomes a problem).*
25 3. That the number of parking spaces be reviewed upon complaint.

26
27 Mr. Cullimore added that a copy of the minutes from the 2014 annual review have
28 been included in the packets and also a 2013-2014 incident report for the facility from the
29 Police Department. Chief Cullimore has indicated that the incidents reported in 2014
30 appear to be normal incidents for such a facility and it is not causing a disproportionate
31 impact on public safety and nothing outstanding to report and no concerns.

32 Chairperson Call then confirmed with Ms. Smith the following criteria per ordinance:

- 34 1. That the facility is only providing housing for those with disabilities and their care
35 takers;
36 *Ms. Smith confirmed their facility will only provide housing for those with*
37 *disabilities and their care takers.*
38
39 2. That the applicant's have adequate insurance coverage for the facility/vehicles/
40 and liability coverage for third part individuals; and
41 *Ms. Smith confirmed she has provided the required insurance to the city.*
42
43 3. That no individuals currently housed in the facility pose a direct threat to others
44 safety within the group home or to the community in general.
45 *Ms. Smith confirmed that no individual housed at the facility poses a threat to*
46 *others.*

48

2 Mr. Cullimore noted that no motion necessary unless there is a change in the
conditions or additional conditions imposed. Chairperson Call thanked Ms. Smith for
4 attending and for her work at the facility. Ms. Smith thanked the Commission for their
time and for their support over the years.

6 Following some general discussion Chairperson Call called for any further
comments or questions from the Commissioners. Hearing none she moved on to the next
8 agenda item.

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

16 Mr. Cullimore explained this is the annual required review for the Lindon Care &
Training Center to determine that the facility is in compliance with the Conditional Use
18 Permit conditions and ordinances that regulated these facilities. He noted this facility is
owned by RHA Community Services of Utah and is located at 680 North State Street.
20 Mr. Cullimore stated the facility has been in existence for many years – we believe prior
to any ordinance regulating such businesses in Lindon. He added that Christine
22 Christensen and Deanna Lundy, are in attendance representing this application.

24 Mr. Cullimore noted that in 2006 the facility received final site plan approval for
a new office building on the property, and at that time they agreed to meet with the City
on an annual basis for the yearly reviews as required by the current ordinance. He went
26 on to say the facility houses disabled adults and provides / coordinates job training
opportunities for the tenants. He noted that a copy of the minutes from the 2014 annual
28 review have been included and also the 2013-2014 incident report for the facility from
the Police Department. Mr. Cullimore stated that Chief Cody Cullimore has indicated that
30 the incidents reported in 2014 appear to be normal incidents for such a facility and the
facility is not causing a disproportionate impact on public safety.

32 Chairperson Call then confirm the following statements with the facility representatives
34 as follows:

- 36 1. That the facility is only providing housing for those with disabilities and
their care takers;

38 *Ms. Christensen confirmed there are 62 individuals currently
housed with 66 being capacity. The staff ratio is 1 to 8 (a.m. hours)
and 1 to 16 (p.m. hours) as required by the state.*

- 40 2. That the applicants have adequate insurance coverage for the facility/
vehicles/and liability coverage for third part individuals;

42 *Ms. Christensen confirmed she will provide a copy of the
insurance to the City.*

- 44 3. That no individuals currently housed in the facility pose a direct threat to
others safety within the group home or to the community in general.

46 *Ms. Christensen stated that they generally do not pose a threat to
themselves or others, and if they have an incident they remove
48 them if necessary. Brian Haws commented they have made good*

2 *improvements in finding mechanisms to find other places for the*
4 *individuals when necessary with a good response time.*

6 Mr. Cullimore mentioned that no motion is necessary unless new conditions are
8 imposed to bring the facility into compliance with City Code. Commissioner Wily
10 commented that these facilities provide a great service to the community. Chairperson
12 Call commented that they must meet state and federal guidelines.

14 There was then some general discussion by the Commission regarding this agenda
16 item. Following discussion Chairperson Call asked if there were any further questions or
18 comments. Hearing none she moved on to the next agenda item.

- 20 8. **Concept Review** – *Lakeview Court Townhomes, approx. 520/530 South 400*
22 *West*. Chris Knapp requests feedback on a proposal to adopt a PUD ordinance
24 that would allow construction of townhomes (5 units) at 520/230 South 400 West
26 in the General Commercial (CG) zone.

28 Mr. Cullimore opened the discussion by explaining this is a proposal by Chris
30 Knapp who is requesting feedback on a proposal to adopt a PUD ordinance that would
32 allow construction of townhomes (5 units) at 520/230 South 400 West in the General
34 Commercial (CG) zone. The property in question is on two vacant non-conforming lots in
36 the General Commercial (CG) zone located near the Maeser School. Mr. Cullimore stated
38 they met with Mr. Cutler (previous applicant) a few times following up from the
40 feedback at the last discussion, and for whatever reason the project of doing two twin
homes will not work for him. Since that time, Mr. Knapp has indicated that he is
interested in doing a similar project, but it was dis-similar enough that staff recommended
coming in for a new Concept Review for feedback on his proposal. His proposal differs
as he is proposing a townhome product (as opposed to twin homes) at approximately
1,900 square ft. each with a price point around \$200,000 to \$220,000.

Mr. Cullimore noted that no motion necessary as this item is for feedback only.
He then referenced for discussion an aerial photo of the land involved in the concept
review along with zoning, photos of the existing lots and the applicant's concept site plan
(3 alternative layouts) and elevation renderings. Mr. Cullimore explained that there is not
an ordinance in place to accommodate this type of development so it is dependent on the
feedback from the Commission and Council if Mr. Knapp will pursue proposing a PUD
ordinance on an overlay onto the CG zone. This would need to come through an
ordinance amendment with a recommendation to apply that zone to a specific lot or area.
Mr. Cullimore stated that Mr. Knapp is just looking for feedback on this proposal from
the Commission in considering the increase in density of the product. Mr. Cullimore
asked if there were any questions at this time.

Commissioner Wily inquired about the driveways and if the stairs are inside the
garage going up to the house. Mr. Knapp confirmed the stairs are in the garage going up
to the house adding that the lot is an odd configuration with a steeper grade and what they
are proposing is to keep the garages somewhat level with the road which would fit better
with the landscape. Commissioner Marchbanks inquired how much net is in the backyard
after the toe of the hill is removed. Mr. Knapp stated it would be close to 30 ft. to the
retaining wall. Commissioner Kallas asked if their intent is to sell the units individually.
Mr. Knapp confirmed they will be selling them as individual units with the grounds

2 maintained by an HOA. He noted they did a similar project in Orem behind Macy's on
the east side of State Street.

4 Commissioner Wily asked what the living square footage of each floor will be.
Mr. Knapp stated the main floor will be 850 sq. ft. and the upper level at around 1100 sq.
6 ft. so about 1,950 sq. ft. total. Chairperson Call inquired if it is his intent to do just these
units or are there plans for more. Mr. Knapp stated that he would like to expand to the
8 south to 1600 north but he has not contacted the home owners at this time. Chairperson
Call asked if it meets the setback requirements. Mr. Knapp confirmed they will maintain
10 all required setbacks.

12 Commissioner Wily asked about the option of additional parking. Mr. Knapp
stated there is an option that includes more parking on the south side of the building that
would include one more parking space per unit as opposed to additional landscaping.
14 Commissioner McDonald inquired if the additional parking will be in asphalt or concrete.
Mr. Knapp confirmed it will be asphalt or concrete.

16 At this time Mr. Cullimore asked the Commission if they are comfortable with
the additional changes in the density and allowing a townhome product rather than twin
18 homes. Commissioner Kallas commented that the proposed twin home units were higher
end units and he feels this proposal would probably be an apartment complex in a few
20 years. Mr. Knapp stated that he understands that sentiment adding that they plan on
building a nice product and they will be competitive with similar products in the area.

22 Commissioner Wily commented that the Commission was also skeptical about the
proposed higher end twin home units. Mr. Knapp commented that he feels the location
24 would not support a higher end product; this product is higher density but it is in a
commercial zone with a school right behind it and he feels it would enhance the area.

26 Mr. Van Wagenen observed that it is clear, based on Mr. Knapp's concept, that
someone could come in on grade level and put single family homes there; this is a
28 commercial zone and it is clear the topography could handle single family homes as
currently allowed. He advised the Commission, as they are giving feedback, to keep in
30 mind if they are comfortable with this proposed product as opposed to single family
homes (which is allowed) and could work based on the two proposed concepts. Mr.
32 Knapp inquired if the lots are currently zoned to build single family homes. Mr.
Cullimore replied these are legal non-conforming residential lots (because of historic use
34 and intent) so they are substandard lots in size.

Mr. Cullimore stated if approved this would need an ordinance change and then a
36 rezone of these lots to apply the new zone and then going through site plan and
subdivision approval to put the PUD in place and finally application for a building
38 permit. Chairperson Call commented that the next step is the City Council. Commission
Kallas expressed that he feels this concept could work. Commissioner Wily commented
40 that essentially someone could come in and build a single family home but it has been a
long time and no one has wanted to do that. He added that the question is what is a good
42 use for this property and this may be the right concept and use.

Commissioner Marchbanks stated that these lots have only really been marketed
44 as residential for a year or so. Mr. Knapp stated that for the location the lots are high
priced and he feels this is the best use of the land. And as far as a single family home
46 goes, he personally would not want to build a brand new home at that location. He added
that there are other commercial lots in the city that are cheaper.

2 Commissioner McDonald stated that he does not see it completely out of place at
that location. Chairperson Call commented that this may be the best use of the land and
4 may be something that could work. She added that the next step would be to go to the
City Council for their feedback on this proposal. There was then some additional
6 discussion regarding this issue.

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

- 10 7. **Annual Review of Group Home Facility** – *Heritage Youth Services/Timpview*
Residential Treatment Center, 200 North Anderson Lane. This is a required
12 annual review of a juvenile group home approved for up to 16 youth not over the
age of 18. The facility provides housing and social activities for the youth and is
14 located in the HI zone. This is a review of the current conditions of the facility to
ensure conformance with City code.

16 Mr. Cullimore explained this is the annual required review for group homes
18 approved within the City to determine that the facility is in compliance with the
Conditional Use Permit conditions and local ordinances regulating these types of
20 facilities. He commented that this facility is owned by Heritage Youth Services noting the
facility has had several past owners. He added that Lynn Loftin and Corbin Lindy are in
22 attendance as representatives of this agenda item tonight. He mentioned that in March
2005 the current owners were issued a CUP for a juvenile group home facility. It was
24 approved for housing up to 12 youth that are not over the age of 18.

26 Mr. Cullimore then referenced the following list of revised conditions which were
imposed during annual reviews:

- 28 1. Occupancy is limited to 12 youth.
- 30 2. ~~No sex offenders reside at the home.~~ (removed 2013)
- 32 3. No youth over the age of 18 reside at the home.
- 34 4. An alarm system on the windows and doors is installed. (completed & inspected in 2005)
- 36 5. ~~No on-site schooling.~~ Any on-site instruction must be an accessory use and not a primary
function of the facility. (updated 2009)
- 38 6. 15 mph speed limit signs be posted on Anderson Lane. (completed 2005)
- 40 7. A sign directing traffic to the group home be installed (so kids aren't dropped off at the
Anderson residence). (completed 2007).
- 42 8. ~~Supervision ratio shall be no less than one staff to six youth 24 hours per day.~~ (removed
2013)
- 44 9. The site shall be open to visitation by police and city officials without notice.
- 46 10. Training shall be provided for employees and residents regarding the speed limit
requirements and illegal trespassing on the neighboring private property.
- 48 11. The CUP shall be reviewed annually or upon change of Program Directors.
- 50 12. That all other requirements and limits as per city ordinance are adhered to.
13. The Applicant shall not accept any residents into its facility who are in the custody of, or
under the supervision of, the State's Juvenile Justice Services. (added 2013)
14. The Applicant shall accept no residents into it facility who are designated as needing a
care continuum level higher than a Level Five as defined by the State's Protocols and
Standards Manual (a.k.a NOJOS the Utah Network on Juveniles Offending Sexually).
(added 2013)
15. The Applicant shall adopt and implement policies and procedures for 24-hour awake
supervision of all residents. (added 2013)

- 2 16. The Applicant shall maintain a resident to staff ratio no greater than 6 to 1. (added 2013)
- 4 17. The Applicant shall adopt and implement policies and procedures for behavior
6 management consistent with those required by the Utah Administrative Code, R501-2-7,
8 so as to help ensure the safety of the residents and the protection of the community.
10 (added 2013)
- 12 18. The Applicant shall adopt and implement policies and procedures to ensure that all
14 potential residents, including referrals from the Utah Division of Family and Child
16 Services, are screened by Mental Health Professionals to ensure that the potential
18 resident's history, level of risk, and treatment plans are consistent with a Level Five
20 facility and that they do not pose or present an unreasonable risk to other residents or to
22 the community. (added 2013)
- 24 19. That the Applicant shall adopt and implement policies and procedures to hold youth
26 accountable for their behavior in the facility and while in the community and to provide a
28 safe environment for the residents in which to get help. Such policies and procedures
30 shall include provisions for the removal of a resident from the facility should their
32 psychological condition worsen or should they become un-governable in their current
34 level of care. (added 2013)

36
38 Mr. Cullimore further explained that in 2013, Heritage Youth Services worked
40 with Brian Haws, Attorney for Lindon City, to clarify what type of youth is accepted into
42 the facility. Based upon Mr. Haws' recommendation conditions 13 through 19 above
44 where added to replace conditions 2 and 8. Also, in December 2013, Heritage Youth
46 Services applied for and received approval of an expansion of the nonconforming use of
48 the Timpvie RTCC. He noted the expansion consisted of a remodel/addition of the
existing home and an increase in residents from 12 to 16, with one additional staff. Mr.
Loftin then gave an update on the remodel status noting they are exploring options at this
point and they are open to solutions. There was then some discussion regarding the
remodel status of the facility.

Mr. Cullimore then referenced the two conditions of approval as follows:

1. The septic tank upgrade have the capacity to accommodate the additional residents and staff as proposed by the expansion;
2. Prior to occupancy of the new addition, the water issue be remediated that has been flooding the Anderson Property. The expansion is presently on hold because the facility is unable to comply with County Health Department requirements related to septic and sewer.

Mr. Cullimore noted that no known citizen initiated complaints about the facility have been received during the previous year. A copy of the minutes from the 2014 annual review have been included in the packets and also a 2013-2014 incident report for the facility from the Police Department. Chief Cullimore has indicated that the incidents reported in 2014 appear to be normal incidents for such a facility. The facility is not causing a disproportionate impact on public safety.

Chairperson Call then confirmed with the facility representative the following:

1. That the facility is only providing housing for those with disabilities and their care takers; *Mr. Loftin confirmed that statement.*

- 2 2. That the applicants have adequate insurance coverage for the facility/vehicles/and
4 liability coverage for third part individuals; *Mr. Loftin confirmed he has provided
6 all required proof of insurance to the City along with his business license.*
- 6 3. That no individuals currently housed in the facility pose a direct threat to others
8 safety within the group home or to the community in general. *Mr. Loftin
10 confirmed that statement. He noted that if one of the individuals housed at the
12 facility is a threat to others they will recommend that they be removed from the
14 facility.*

12 There was then some general discussion regarding this agenda item including
14 review of the attached police report and revised conditions. Chairperson Call thanked Mr.
16 Loftin for the information and for his work in the community. Following discussion
Chairperson Call asked if there were any further questions or comments. Hearing none
she moved on to the next agenda item.

- 18 4. **Site Plan** – *Utah Valley Mortuary, approx. 1200 West 700 North.* Ben Davis of
20 UVM Building, LLC requests site plan approval of a 7,096 square foot funeral
home at approximately 1200 West 70 North in the General Commercial (CG)
22 zone.

24 Hugh Van Wagenen, Planning Director, opened the discussion by giving a brief
summary of this agenda item. He explained that Ben Davis of UVM Building, LLC is
26 requesting site plan approval of a 7,096 square foot funeral home at approximately 1200
West 70 North in the General Commercial (CG) zone. He noted that the applicants,
28 Matt and Ben Davis, are present as representatives of this agenda item.

30 Mr. Van Wagenen gave some background as follows:

- 32 1. This is a site plan application for a ~7,000 square foot commercial building with a
mortuary as intended use.
- 34 2. The site is located in the General Commercial (CG) zone.
- 36 3. The site will share access from 700 North with Noah's Life Event Center to the
west.
- 38 4. A previous application for a two lot subdivision on this site was recently approved
by the Planning Commission. That plat has not yet been recorded. It is
recommended that the recordation of that plat be a condition of approval for this
site.

40 Mr. Van Wagenen noted that for assembly type uses one parking stall is required
42 for every 3 ½ person occupancy capacity of the building. The site plans shows 37 stalls
which would account for an occupancy of 129 persons in the building at any given time.
44 This should be ample parking based on the usable square footage of the building which is
about 5,100 square feet. Bicycle parking is required at an 8% ratio to the total number of
46 parking stalls; in this case two bike stalls are required and four stalls are provided. Two
ADA parking spaces are required based on the total number of vehicles spaces and two
are provided.

2 Mr. Van Wagenen explained this site has public frontage along 700 North and this
roadway has a unique cross section and tree plan. The proposed cross section and tree
4 plan meet requirements with the exception of the two foot landscape berm. He stated that
it is recommended that the two foot berm be installed per the cross section. However, the
6 applicant is requesting a waiver from this requirement citing that the adjacent property
(Noah's Life) was approved without the berm. Upon looking at this issue more closely, it
8 was discovered that staff failed to notice that the berm was not represented on the Noah's
Life plans. He noted the Planning Commission gave no formal permission for the berm to
10 be left out on that site.

12 Mr. Van Wagenen stated the interior landscaping must be provided at 40 square
feet per required stall. With the proposed 37 stalls that equates to 1,480 square feet
required; 2,443 square feet are provided. Mr. Van Wagenen further stated the Code
14 requires that a minimum of 20% of each lot in the CG zone be maintained in permanent
landscaped open space. This one acre site requires 8,712 square feet and 18,288 square
16 feet is provided, totally 42% of the site.

18 Mr. Van Wagenen further explained that for the CG zone the architectural design
requirement states that architectural character shall be consistent with the Lindon City
Design Guidelines. He noted that masonry materials such as brick, stone, and colored
20 decorative concrete block are highly preferred for use as the primary building material
(85% or greater) of commercial development. Fenestration (windows and doors) can also
22 be used to count toward the 85% of the recommended building materials. Recommended
secondary materials include brick, stone, colored decorative concrete block, stucco,
24 wood/cement fiber siding & timbers. He also mentioned that all colors should meet the
color palette in the Design Guidelines. He referenced the elevations which indicate that
26 stone and stucco will be the exterior finish of the building. The applicant is also
considering a brick/stucco exterior. Mr. Van Wagenen further stated that it is
28 recommended that the right and rear elevation corners of the building be wrapped with
stone or brick, depending on the applicant's final choice of material; the building is one
30 story high which is within the 48 foot height limit in commercial zones.

32 Mr. Van Wagenen further discussed there is a large open ditch on the north edge
of the property may be a hazard on the site. He noted that the Lindon City Ordinance
requires that "Where an existing irrigation system consisting of open ditches is located on
34 or adjacent to or within one hundred feet (100') of a proposed subdivision, complete plans
for relocation or covering or other safety precautions shall be submitted with an
36 application for preliminary approval of a plat." He noted the applicant does not anticipate
any patrons of the site being near the ditch and has therefore not submitted any safety
38 plans. He noted the Planning Commission can place conditions of approval regarding
ditch safety if it feels them appropriate. Mr. Van Wagenen stated there are a few
40 engineering issues that will need to be resolved before the plans are finalized and staff
will ensure all requirements are met.

42 Mr. Van Wagenen then referenced an aerial photo of the site and surrounding
area, photographs of the existing site, site plan documents, architectural rendering &
44 elevations, landscaping plan, and 700 North cross section and landscape plan color
palette followed by some general discussion. Mr. Van Wagenen stated that staff
46 recommends the corners get wrapped 2 or 3 ft. to get the same appearance.

48 Chairperson Call observed that the biggest issue to work out tonight would be if
we want the corners wrapped and the consideration of brick as opposed to stone and also

2 to recommend a condition that recording take place. She added that this looks like a
really nice building and will be a nice addition to the city. Commissioner Kallas
4 questioned if the building as shown on the plan today mediates the required 85%. Mr.
Van Wagenen stated that it is pretty close at maintaining the 85% and the guidelines are
6 just encouraged and recommended not required. Chairperson Call asked the applicants if
they are comfortable with the wrapping requirement. Mr. Davis confirmed they are
8 comfortable with wrapping the building corners. Mr. Davis also mentioned he could get
documentation from the engineer regarding the ditch issue. He also mentioned fencing
10 and their concerns of tearing out improvements. He noted the ditch is on their property
with an easement. They are all inclined to make it safe and to also look nice and they
12 have no concerns. Mr. Van Wagenen stated the city engineer has reviewed this
application and is comfortable with it. Mr. Davis then described their building concept
14 and operations at the facility.

16 Following additional discussion Chairperson Call observed the following
recommended conditions need to be included in the motion.

- 18 1. Landscape berm on 700 north be installed.
- 20 2. Wainscot wrapping be installed on the east and west corners and match in height.
3. Provide required parking at a ratio of 1 stall per 3 ½ person capacity.
4. Plat needs to be filed prior to approval.

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

24
26 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL OF A 7,000 SQUARE FOOT
COMMERCIAL BUILDING TO BE KNOWN AS UTAH VALLEY MORTUARY
28 WITH THE FOLLOWING CONDITIONS: 1. RUF SUBDIVISION PLAT NEEDS TO
BE RECORDED PRIOR TO APPROVAL AND 2. LANDSCAPE BERM ON 700
30 NORTH CROSS SECTION NEEDS TO BE REQUIRED AND INSTALLED AND 3.
THE WEST ELEVATION CORNERS TO BE WRAPPED WITH WAINSCOTING OF
32 EQUAL HEIGHT TO THE EAST SIDE AND 4. PROVIDE REQUIRED PARKING AT
A RATIO OF 1 STALL PER 3 ½ PERSON CAPACITY OF THE BUILDING BASED
34 ON USABLE SQUARE FOOTAGE. COMMISSIONER MARCHBANKS
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

36 CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
38 COMMISSIONER KALLAS	AYE
COMMISSIONER MCDONALD	AYE
40 COMMISSIONER SKINNER	AYE
COMMISSIONER MARCHBANKS	AYE
42 THE MOTION CARRIED UNANIMOUSLY.	

44 9. **Public Hearing** – *Ordinance Amendment, LCC 17.48 Commercial Zones.* This
46 is a required annual review of a group home for disabled adults owned by RHA
Community Services of Utah. The facility provides housing for multiple tenants.
48 No changes are proposed to the facility as this is only a review of the current use
to ensure conformance with City Code.

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

6 Mr. Van Wagenen gave some background by explaining in the Lindon City Code
7 one stated purpose of the Planned Commercial zones is to “provide for development of
8 regional commercial centers.” The Planned Commercial zones in Lindon have access to
9 some of the most robust telecommunications infrastructure in the United States. With
10 Utah being promoted as “Silicon Slopes” there is a lot of momentum in the area for
11 technology companies large and small as evidenced by the activity in Lehi. He noted that
12 Mr. Willy Blocker was unable to attend the meeting tonight.

13 Mr. Van Wagenen further explained that Lindon is ideally located to participate
14 and be a central node in the ever expanding tech movement with the existing
15 infrastructure mentioned above and as the Lehi area becomes over saturated. He noted
16 staff has had conversations with Mecca Holdings, owners of the Canopy Office Park and
17 one of the vacant lots in the Planned Commercial zones, has indicated that increasing the
18 current maximum building height from 48 feet to 110 feet would greatly enhance their
19 recruitment efforts with large tech companies.

20 He noted that allowing a 100+ foot building in the Planned Commercial zones
21 eliminates a barrier for a large company looking to locate near world class
22 telecommunications infrastructure, an I-15 interchange, and the middle of Utah Valley.
23 There was then some general discussion regarding this agenda item. Mr. Van Wagenen
24 then referenced the aerial photo and zoning with distances to the residential zone.
25 Following some additional discussion Chairperson Call stated that it appears the
26 Commission would like to have further discussion regarding this issue.

27 Chairperson Call called for any further comments or discussion. Hearing none she
28 called for a motion to close the public hearing.

30 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
31 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
32 VOTED IN FAVOR. THE MOTION CARRIED.

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

36 COMMISSIONER MCDONALD MOVED TO RECOMMEND
37 CONTINUATION OF THE PROPOSED ORDINANCE AMENDMENT.
38 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
39 RECORDED AS FOLLOWS:

40 CHAIRPERSON CALL	AYE
41 COMMISSIONER WILY	AYE
42 COMMISSIONER KALLAS	AYE
43 COMMISSIONER MCDONALD	AYE
44 COMMISSIONER SKINNER	AYE
45 COMMISSIONER MARCHBANKS	AYE
46 THE MOTION CARRIED UNANIMOUSLY.	

48

2 **10. New Business: Reports by Commissioners –**

4 Chairperson Call mentioned that a resident informed her that there are not any
6 bike racks at the Community Center. Mr. Van Wagenen stated that he will check into
8 that issue. Commissioner Kallas asked if the Reflections Rehabilitation Treatment Center
will need to have an annual review. Mr. Van Wagenen confirmed that the facility will be
subject to an annual review.

10 Chairperson Call called for any further comments or discussion. Hearing none she
moved on to the next agenda item.

12 **11. Planning Director Report–**

14 Mr. Van Wagenen reported on the following items followed by discussion:
Ivory Super DRC April 9th at 1 pm.

- 16 • Ivory Joint Work Session April 14th at 6 pm.
- 700 North Districts Update
- 18 • Spring Gardens Update
- Easter Egg Hunt, April 4th at 9 am at Pheasant Brook Park
- 20 • Arbor Day April 24th, City Center Park

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

24

ADJOURN –

26

28 COMMISSIONER MCDONALD MADE A MOTION TO ADJOURN THE
MEETING AT 10:00 P.M. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – March 24, 2015

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director