

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **September 28, 2010**, beginning at 7:00 p.m., in the Lindon City Center, City Council  
4 Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Gary Godfrey, Chairperson

6 Invocation: Ron Anderson

7 Pledge of Allegiance: Angie Neuwirth

8 **PRESENT**

9 **ABSENT**

10 Gary Godfrey, Chairperson

10 Christian Burton, Commissioner

11 Ron Anderson, Commissioner

11 Woodworth Mataele, Assistant Planner

12 Matt Bean, Commissioner

12 Debra Cullimore, City Recorder

13 Sharon Call, Commissioner

14 Mark Johnson, Commissioner

15 Angie Neuwirth, Commissioner

16 Adam Cowie, Planning Director

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

18  
19  
20 **APPROVAL OF MINUTES** – The minutes of the meeting of September 14, 2010 were  
21 reviewed.

22  
23  
24 COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE  
25 MEETING OF SEPTEMBER 14, 2010. COMMISSIONER NEUWIRTH SECONDED  
26 THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

27 **PUBLIC COMMENT** –

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

32 **CURRENT BUSINESS** –

- 33  
34  
35 1. **Minor Subdivision** - *Maeser Academy Subdivision Plat A – 320 West 600 South.*  
36 This is a request by Maeser Academy Partners, LLC for approval of a minor  
37 subdivision located in the CG (General Commercial) zone. The applicant is  
38 proposing to realign current property lines to create a two (2) lot subdivision.  
39 This would include the parcel that Maeser Academy would occupy and a remnant  
40 parcel that would have frontage onto 600 South. The applicant does not currently  
41 have an occupant for the second parcel, but this application would ensure that the  
42 lots are properly subdivided for future use.

43  
44 Ron Peck was present as the representative for this application. City Engineer,  
45 Mark Christensen, was also present for this discussion. Mr. Cowie explained that this  
46 application is to subdivide a commercial parcel from the school parcel. He outlined the

lot and City boundaries. He explained that the entire site is located within the CG zone. No application has been submitted for a specific use on the commercial lot. Any approved use would be compatible with the permitted uses in the Standard Land Use Table. The commercial lot and the school site will share one access point from 600 South.

Mr. Cowie reviewed photographs of the site, including the curb and gutter location, street shoulder, and the location of traffic lights. Mr. Cowie noted that without knowing a specific use for the commercial site, it is unclear what the particular traffic impacts would be. The commercial use will also be required to meet landscaping and architectural standards. He reiterated that a specific commercial use is not under consideration at this time, but that the Commission is only considering the subdivision of lots, which was discussed during initial approval of the school site plan.

Commissioner Neuwirth expressed concern regarding traffic control issues for the school when the commercial lot develops. She recalled that there would be no parking permitted along the curb in front of the property. Mr. Cowie confirmed that the curb in front of the site will be red curbed to prevent on street parking which could impact traffic ingress and egress.

Mr. Cowie explained that the proposed commercial lot exceeds square footage requirements, and appears to meet all other ordinance requirements. Commissioner Neuwirth inquired as to whether the commercial use would be required to install separate parking, or whether parking would be shared with the school. Mr. Cowie stated that parking for the commercial lot will be considered at the time that lot develops, but that shared parking could be considered.

Commissioner Anderson asked the width of the shared drive entrance. He asked if the internal access road could be red curbed as well. Mr. Cowie stated that the drive width is 38 feet with a raised median. He stated that it would be a dedicated access lane without curb side parking. The Commission discussed access to the commercial lot from the drive as designed.

Commissioner Call reiterated concerns regarding heavy traffic volume on 600 South, and possible safety concerns related to increased traffic flow. Chairperson Godfrey noted that 600 South is a designated collector street designed to accommodate high traffic volume. He also noted that the wide shoulder allows traffic to gradually merge into the access lane, although it is not a dedicated turn lane. Mr. Cowie observed that traffic mitigation should not be a consideration relative to this application, since the roadway is designed to accommodate a much higher volume of traffic than currently exists. Mr. Cowie noted that the traffic generated by the school is not expected to significantly impact traffic volume in the area, and that 600 South is capable of accommodating anticipated traffic flow.

Chairperson Godfrey called for public comment from audience members. Commissioner Bean inquired as to whether it would be necessary to open a Public Hearing. Mr. Cowie stated that a Public Hearing is not required for this application, but that the Commission may take public comment if they so choose.

Del Mar Howlett stated that he lives across the street from the subject property. He stated that his biggest concern is traffic safety. He stated that he has witnessed a number of traffic accidents on 600 South. He noted that the posted speed limit is 35 miles per hour, but that traffic speed is typically higher. He felt that enforcement of the

35 mile per hour speed limit would address some of the safety concerns. He also expressed concern regarding possible widening of the street and impacts to the subject property or his property across the street. He also expressed concern regarding noise and pollution from the school, but reiterated that his main concerns relate to traffic safety.

Mr. Cowie stated that the Orem City Master Plan does show widening along the corridor. He stated that widening of this section is not planned in the foreseeable future, but that widening is shown on their Master Plan to accommodate increases in traffic flow as development occurs in the future. Widening is not on the Lindon City Master Plan, and would be initiated by Orem.

Gary Nelson inquired as to traffic impacts on side streets adjacent to 600 South, such as 1200 West and 1030 West in Orem. Commissioner Anderson noted that the only access is from 600 South, and that impacts to side streets should be minimal. Mr. Peck explained that all of the students at the school are already attending school at the existing facility in Lindon. He also noted that the athletic field area and school site will not develop commercially, and that they will generate a much lower traffic volume than a commercial use. Mr. Nelson also expressed concern regarding traffic safety issues. Mr. Cowie stated that the Police Department does conduct traffic enforcement in the area, but that he is unsure of enforcement agreements with Orem on the shared street.

The Commission discussed a possible pedestrian cross walk. Mr. Christensen stated that he does not anticipate a crosswalk at this location. Chairperson Godfrey noted that as a charter school, the student body does not necessarily live locally and the majority of students would not walk to school. Mr. Christensen explained that a mid block cross walk can increase hazards to pedestrians as it creates a false sense of safety. He stated that there is an existing pedestrian crossing at the signalized intersections nearby. Chairperson Godfrey encouraged Mr. Howlett to contact the Police Department to discuss traffic enforcement concerns.

Mr. Cowie reiterated that without a specific commercial application, it is difficult to consider specific impacts and mitigation. He noted that the application under consideration at this time is to subdivide the lots.

Chairperson Godfrey called for further public comment. Hearing none, he called for further comments or discussion from the Commission. He noted that there may be additional concerns as the commercial site develops, but that the subdivision application appears to meet the ordinance. He called for a motion.

COMMISSIONER ANDERSON MOVED TO APPROVE THE MAESER ACADEMY SUBDIVISION PLAT A AND RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

**NEW BUSINESS** – Reports by Commissioners

Commissioner Call reported that she has attended the Healthy Lindon program, and that is very well planned and presented. She invited other Commissioners to participate.

**PLANNING DIRECTOR'S REPORT** –

- 2 Mr. Cowie reported on the following items:
- 4 1. The City Council approved the code violations and penalties ordinance recently  
6 reviewed by the Commission. He noted that additional changes will be made to  
8 antiquated language in future revisions. References to hotel guest registers have  
10 been removed from the code. The City Attorney and Chief Cullimore will  
12 address the Commission regarding specific language regarding penalties at a  
14 future meeting.
  - 16 2. The Community Center is currently being leased by Maeser Academy. Planning  
18 is underway for the Senior Citizens Center using CDBG funds and the Afton  
Fryer Huggard Foundation charitable grant. The school is on schedule to vacate  
the facility by mid November.
  3. The City Council approved a Public Safety Impact Fee Analysis, and will  
consider adopting the fee at an upcoming City Council Meeting. Based on the  
Analysis, a residential building permit will include an impact fee of up to \$540,  
and a commercial building permit will include a fee of up to \$63 per 1,000 square  
feet. The fee will be assessed only on new development. The revenue will help  
fund construction of a new public safety facility.

20 **ADJOURN** –

22 COMMISSIONER NEUWIRTH MOVED TO ADJOURN THE MEETING 8:00  
24 P.M. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED  
IN FAVOR. THE MOTION CARRIED.

26 Approved - October 26, 2010

28  
30  
32 \_\_\_\_\_  
Gary Godfrey, Chairperson

34  
36  
38 \_\_\_\_\_  
Adam Cowie, Planning Director

40