

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **February 22, 2022 beginning at 6:00 p.m.** at the Lindon City Center, City Council  
Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

8 Conducting: Sharon Call, Chairperson  
Invocation: Steven Johnson, Commissioner  
10 Pledge of Allegiance: Rob Kallas, Commissioner

12 <b><u>PRESENT</u></b>	<b><u>EXCUSED</u></b>
Sharon Call, Chairperson	Scott Thompson
14 Rob Kallas, Commissioner	Jared Schauers
Mike Marchbanks, Commissioner	
16 Steven Johnson, Commissioner	
Renee Tribe, Commissioner – arrived 7:20	
18 Mike Florence, Community Development Director	
Mary Barnes, Planner II	
20 Kathryn Moosman, City Recorder	

22 1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the  
26 Planning Commission meeting of January 25, 2022 were reviewed.

28 COMMISSIONER JOHNSON MOVED TO APPROVE THE MINUTES OF  
THE REGULAR MEETING OF JANUARY 25, 2022 AS PRESENTED.  
30 COMMISSIONER MARCHBANKS 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 wishes to address any issue not listed as an agenda  
item.

36 Resident, Mary Anne Anderson addressed the commission at this time. She asked  
38 if there any incentive to go with a xeriscape due to the water shortage when we go to  
metered secondary water. She noted she is on 3.5 acres with a pasture. Chairperson Call  
40 stated there is not at this time and the city doesn't have a landscaping ordinance at this  
time. Mr. Florence stated this would be a better discussion with the city council rather  
42 than the planning commission. He added the metering will be mandated to cities at a  
future date. Ms. Anderson asked if the city will “grandfather” in her property as her  
44 mother turned in 11 shares of water. Chairperson Call stated the planning commission  
will not make that decision it will be the city council. Ms. Anderson also mentioned  
46 another issue on 400 North in Lindon where the culvert goes underneath the road. She  
noted she came in to talk to the mayor in August about the water levels as there is a patch  
48 in front of her mother’s house. The address is 400 north and 75 west. Councilmember  
Magleby took her information to follow up on the issue.

2 Chairperson Call called for any further public comments. Hearing none she  
moved on to the next agenda item.

4  
6 **CURRENT BUSINESS** –

8 **4. Conditional Use Permit – Ellwood Holdings, LLC – 550 N State St.**

8 The applicant requests conditional use permit approval to develop 46 townhomes,  
19 single family homes, and 1 commercial building at 550 N State Street  
10 (#45:783:0002).

12 Mike Florence, Community Development Director, led this agenda item by  
stating the planning commission is familiar with this site plan as it hasn't change since  
14 last sept when cc approved the zone change. He explained the planning commission will  
be reviewing three separate applications as part of the approval for the Development.  
16 Staff has divided the report into requirements for residential and commercial as follows:

- 18 a) Conditional Use Permit – All developments in the Planned Residential Overlay  
Zone are considered conditional uses.
- 20 b) Site Plan Approval – to review the site and building elevations to comply with the  
Planned Residential Development Overlay Zone and Commercial Design  
Standards.
- 22 c) Major Subdivision – preliminary approval and recommendation to the City  
Council to subdivide the development into four commercial lots, 46 townhome  
24 lots and 19 single-family lots.

26 Mr. Florence explained that Elwood Holdings is proposing to subdivide four  
commercial lots that will consist of four commercial buildings. At this time, the planning  
28 commission will just be reviewing site plan approval for one commercial building. Future  
commercial development will return for site plan approval with the planning commission.  
30 SeGo Homes is under contract to develop the residential portion of the development that  
will consist of 46 townhomes and 19 detached single-family lots. The City Council  
32 approved the zone change to Planned Residential Development Overlay for this property  
on September 20, 2021. The proposed residential density is 8.47 units per acre. The  
34 proposed residential development will provide 281 parking stalls which include garages,  
driveways, and visitor parking and there are 21 visitor parking stalls.

36 Mr. Florence stated parking is required at 2 parking spaces for each dwelling plus  
.5 parking spaces per unit for visitor stalls. The ordinance also requires that a minimum  
38 of 65% of the units have two-car garages. With approval of the planning commission, a  
development may count residential driveways up to 50% of the required visitor parking  
40 spaces toward meeting guest parking requirement. He then referenced the table showing a  
breakdown of the parking including Parking Calculation, Parking Breakdown, Garage  
42 Count Breakdown

44 Mr. Florence stated the applicant will be installing a 7' masonry or pre-cast  
concrete fence adjacent to the existing residential and new commercial uses. The "red"  
areas show where the 7' fence will be located.

46 Mr. Florence noted the proposed residential development meets the landscaping  
percentage requirement of providing 20% of the site in common open space The  
48 applicant is providing 32.7%. The landscape items that are important note to the site:

- The project is proposed to have both private and common open spaces
- There will be a 30’ setback that is landscaped between the existing single family and the new residential. Trees are to be planted every 30’ feet along the property line.
- For townhome units 1-24, the developer is proposing to have a 15’ private rear yard and then have a 15’ common area with a pedestrian trail. This will meet the 30’ rear yard setback requirement.
- The home owner’s association is responsible for the front and rear yard landscape maintenance for the townhomes. The association is responsible for the front yard landscape maintenance of the single-family homes. Single-family owners are responsible for the landscape maintenance of the rear yard.
- The home owner’s association will also be responsible for all maintenance of the common areas.
- Project amenities include picnic area, pickleball court and walking trails.

**Commercial Landscaping:**

The proposed commercial development meets the 20% site landscaping requirement. However, staff does not think that it meets the 70% vegetation requirement for the landscaped area.

**Lighting:**

The applicants will be installing the Lindon Standard Street lights as well as building lighting for both residential and commercial developments. Staff would like to work with the developer to determine if bollard lighting needs to go between the backyards of lots 1-24 and the fence or the rear yard lighting from the units is sufficient.

**Signage:**

The applicant is proposing to construct a monument entry sign that will be installed between townhomes 34 and 35. See landscape plan for details.

**Solid Waste Pickup:**

The applicants are proposing that each residential unit will have individual containers. For the commercial building, the garbage dumpster location doesn’t work in that it is turned opposite of the direction a truck can pick up the dumpster.

**Street and Pedestrian Standards:**

The public streets in the development meet the PRD Overlay standard of 29 feet of asphalt with a two-foot curb and gutter on each side. The development includes 4’ sidewalks as well as a pedestrian connections and trails within the development. The applicant is proposing sidewalks both sides of the street for a majority of the development.

**Traffic Circulation:**

The development will be accessed from State Street, 570 N. and 500 N. All access in the development will be public rights-of-way. The City Council conditioned their zone change approval on the condition that the “city engineering department and police department review potential traffic calming measure.” The developer shows how the road narrows coming into the development from 570 N. and stop signs at the intersection of 570 and Talons Reach Lane. This item was given to staff right before the staff report was sent to the commission so the city engineer and police department have not had a chance to review it. City staff will have an update at the planning commission meeting.

2 Mr. Florence then went over the Residential Architectural and Façade Designs  
noting all requirements are met but some of the Commercial Design Standards are not  
4 met at this time.

6 Mr. Florence indicated the developer has submitted HOA documents that staff has  
reviewed. As a condition of approval for the zone change from the City Council the  
application was approved with the condition that “to the extent allowed by law, Ellwood  
8 Holding, LLC (in this instance Segó Homes is the residential developer) will include  
terms within the CC&Rs for the development which will limit the number of residential  
10 units that can be rented out and be occupied by non-owner residents. The applicant and  
the city shall work together in good faith during subdivision and site plan approval and  
12 come to an agreement as to what rental restrictions shall be most appropriate for the  
anticipated development.” The City and Segó Homes have agreed that a 20% rental  
14 limitation will be included in the CC&R’s and managed by the Home Owners  
Association.

16 Mr. Florence stated the PRD Overlay requires that units be subdivided to  
encourage individual homeownership. City staff has reviewed the subdivision and the  
18 applicant is working on technical changes to the subdivision plat. The plat calls out  
private and common open spaces and divides the development into 65 separate lots for  
20 the residential development.

22 Mr. Florence added the City Engineer is working through technical issues related  
to the civil engineering plans and will conduct a final review if the planning commission  
grants final site plan approval.

24 Mr. Florence indicated City staff has reviewed the development proposal and  
finds that there are a few technical issues with the site plan and subdivision documents  
26 that still need to be resolved. Staff believes the residential developer has provided the city  
with well-designed buildings that are attractive and add to the housing stock of Lindon.  
28 The combination of townhomes and single-family homes will help attract home owners  
with varying income levels and housing needs.

30 Mr. Florence pointed out the development creates a community within itself but  
also transitions well to with the surrounding neighborhood. To ensure that traffic meets  
32 the calming measures requested as a condition of approval from the City Council for the  
zone change that the developer needs to address access into the development from 570 N.  
34 City staff have provided a number of options and ideas to the developer and engineer but  
to this point have not been adequately addressed to the satisfaction of the City.

36 Mr. Florence noted the Commercial site meets the minimum requirements for  
parking and landscaping area. The development will be accessed from a public street.  
38 However, the building design and the façade need to be updated to meet Lindon City’s  
Commercial Design Standards. The building design is more similar to an  
40 office/warehouse industrial design rather than a commercial design. Staff has  
communicated this to the developer who may provide additional renderings the night of  
42 the planning commission meeting. There are a number of items that still need to be  
addressed with the developer which are included in the list below. If these items can be  
44 addressed at the meeting on February 22 and then the commission can look at moving  
this item forward.

- 46 • Updated commercial renderings
- Traffic calming at 570 North
- 48 • Commercial landscaping to meet vegetation coverage requirements

2 Mr. Florence then presented the Alternative motions, Development site plan,  
3 Commercial building renderings, Residential building renderings (townhomes and single  
4 family), Commercial subdivision plat, Residential subdivision plat, Commercial  
5 landscape plan, Residential landscape plan and 570 North traffic calming followed by  
6 discussion.

7 The developer then spoke on changes to slow the traffic including stop signs,  
8 narrowing, speed bumps, changing pavement etc. adding they are open to any  
9 suggestions from the city. Mr. Florence pulled up a picture with a slight raise rather than  
10 a speed bump. He added you could do some things with landscaping and cosmetic things.  
11 Chairperson Call commented that anything that can be done to come up with some  
12 options to slow traffic going in and out is what the council wanted to see.

13 Chairperson Call called for comments from any audience member at this time.

14  
15 **Shawnee Keith:** Ms. Keith stated she lives on 600 North. She asked if they are going to  
16 go from pavement to Cobblestone. Chairperson Call stated the developer will need to  
17 come up with those options.

18  
19 **Bill Fairbanks:** Mr. Fairbanks pointed out that speedbumps regularly stop traffic, but it  
20 does fire trucks as well. A lot of cities are going away from speedbumps for that reason.

21  
22 At this time, the developer commented in regards to water usage that they  
23 designed this to be a drought tolerate landscape package and will be a low water usage  
24 project. It will be energy efficient and green smart. The landscaping is included through  
25 the HOA on both front and rear. On the single family they will do the front yards and the  
26 back yard will be up to the homeowner; the central area will be grass. They will meet or  
27 exceed all requirements. They will also have bollard lighting in place. They also spoke on  
28 the amenities including a pickle ball court, picnic area with benches, trails with various  
29 benches. Mr. Florence went over the project renderings at this time. He also went over  
30 the residential and commercial design standards. Mr. Haws pointed out he is pleased with  
31 how well the CC&Rs are drafted.

32 Following some additional discussion, the Commission was in agreement to  
33 approve this conditional use permit request with the conditions as listed in the motion.

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

36  
37  
38 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S  
39 REQUEST FOR CONDITIONAL USE PERMIT APPROVAL TO DEVELOP 46  
40 TOWNHOMES AND 19 SINGLE-FAMILY HOMES LOCATED AT 550 N. STATE  
41 STREET WITH THE FOLLOWING CONDITIONS: 1. THE CITY ENGINEER AND  
42 POLICE DEPARTMENT WILL APPROVE THE TRAFFIC CALMING MEASURES  
43 TO BOTH DIRECTIONS OF TRAFFIC PRIOR TO FINAL APPROVAL; AND 2. ALL  
44 CONSTRUCTION TRAFFIC WILL ENTER THE PROJECT FROM STATE STREET  
45 AND CONSTRUCTION WORKERS WILL NOT PARK IN RESIDENTIAL AREAS  
46 AND 3. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS  
47 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

48 CHAIRPERSON CALL

AYE

2 COMMISSIONER KALLAS AYE  
COMMISSIONER MARCHBANKS AYE  
4 COMMISSIONER JOHNSON AYE  
COMMISSIONER TRIBE AYE  
6 THE MOTION CARRIED UNANIMOUSLY

8 **5. Site Plan Approval – Ellwood Holdings, LLC – 550 North State Street.**

10 The applicant requests site plan approval to develop 46 townhomes, 19 single family homes, and 1 commercial building at 550 N State St (#45:783:0002)

14 Mr. Florence stated the information for the site plan was previously presented with only a motion needed. Following some additional discussion, the Commissioners were in agreement to approve the site plan for Ellwood Holdings, LLC as presented by staff.

18 Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion for the site plan application.

20  
22 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT’S  
24 REQUEST FOR SITE PLAN APPROVAL FOR 46 TOWNHOMES AND 19 SINGLE  
26 FAMILY HOMES LOCATED AT 550 N. STATE STREET WITH THE FOLLOWING  
28 CONDITIONS: 1. THE COMMERCIAL LANDSCAPING MEETS THE 70%  
30 VEGETATION REQUIREMENT FOR LOT 3; 2. FINAL BUILDING ELEVATIONS  
32 FOR THE COMMERCIAL BUILDING WILL MEET THE LINDON CITY  
34 COMMERCIAL DESIGN STANDARDS; 3. FINAL BUILDING ELEVATIONS FOR  
36 THE RESIDENTIAL BUILDINGS WILL MEET THE ARCHITECTURAL  
38 REQUIREMENTS OF THE PLANNED RESIDENTIAL DEVELOPMENT OVERLAY  
40 ZONE; 4. THE RESIDENTIAL DEVELOPMENT WILL PROVIDE BOTH PASSIVE  
42 AND ACTIVE COMMON SPACES AS OUTLINED IN THE DEVELOPMENT PLAN;  
44 5. THE REAR YARD RESIDENTIAL SETBACKS FOR UNITS 25-46 WILL BE  
46 REDUCED TO 10 FEET. FOR UNITS 1-24 THE REAR YARD SETBACK WILL BE  
REDUCED TO 15 FEET BUT WILL ALSO INCLUDE 15 FEET OF COMMON AREA  
SO THAT THE REQUIRED 30-FOOT SETBACK IS MET WHEN ABUTTING  
EXISTING SINGLE-FAMILY RESIDENTIAL; 6. THE APPLICANT WILL  
CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL  
CORRECTIONS TO THE ENGINEERING DOCUMENTS; 7. THE GARBAGE  
DUMPSTER BE RELOCATED IN A POSITION FOR ACCESS FOR PICK-UP; 8.  
THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE  
LINDON CITY DEVELOPMENT MANUAL; 9. FOR RESIDENT SAFETY THE  
APPLICANT WILL INSTALL BOLLARD LIGHTING TO GO BETWEEN THE  
BACKYARDS OF LOTS 1-24 AND THE FENCE OF THE REAR YARD LIGHTING  
FROM THE UNITS IS SUFFICIENT; AND 10. ALL ITEMS OF THE STAFF  
REPORT. COMMISSIONER TRIBE SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE  
48 COMMISSIONER KALLAS AYE  
COMMISSIONER MARCHBANKS AYE  
50 COMMISSIONER JOHNSON AYE

2 COMMISSIONER TRIBE AYE  
THE MOTION CARRIED UNANIMOUSLY

4

6 **6. Major Subdivision Recommendation– Ellwood Holdings, LLC – 550 N State**  
St. The applicant requests preliminary approval and a recommendation to the City  
Council to develop 46 townhome lots, 19 single family home lots, and 4  
8 commercial lots at 550 N State St (#45:783:0002)

10 Mr. Florence stated the information for the site plan was previously presented  
with only a motion needed. Following some additional discussion, the Commissioner  
12 were in agreement to recommend approval of the major subdivision for Ellwood  
Holdings as presented by staff.

14 Chairperson Call called for any further comments or discussion from the  
Commission. Hearing none she called for a motion for the preliminary major subdivision  
16 approval.

18 COMMISSIONER JOHNSON MOVED TO RECOMMEND APPROVAL TO  
THE CITY COUNCIL THE APPLICANT’S REQUEST FOR PRELIMINARY MAJOR  
20 SUBDIVISION APPROVAL FOR 46 TOWNHOME LOTS AND 19 SINGLE-FAMILY  
LOTS LOCATED AT 550 N. STATE WITH THE FOLLOWING CONDITIONS: 1.  
22 THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO  
MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS AND  
24 PLAT; 2. COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION  
ASSURANCE), WARRANT AND POST REQUIRED ASSURANCE FOR ALL  
26 REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3. PRIOR TO PLAT  
RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT MYLAR TO  
28 INCLUDE NOTARIZED SIGNATURES OF OWNERS’ CONSENT TO  
DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON  
30 THE SUBDIVISION PLAT ATTACHED HERETO; 4. THE PLANS AND PLAT WILL  
MEET AND BE CONSTRUCTED AS PER SPECIFICATIONS AS FOUND IN THE  
32 LINDON CITY DEVELOPMENT MANUAL; AND 5. ALL ITEMS OF THE STAFF  
REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE  
34 VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE  
36 COMMISSIONER KALLAS AYE  
COMMISSIONER MARCHBANKS AYE  
38 COMMISSIONER JOHNSON AYE  
COMMISSIONER TRIBE AYE  
40 HE MOTION CARRIED UNANIMOUSLY

42 **7. Public Hearing for a Recommendation to the Lindon City Council to amend**  
**Lindon City Land Use Table.** Lindon City is amending the Standard Land Use  
44 Table to remove city restrictions on day care capacity.

46 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER JOHNSON SECONDED THE MOTION. THE MOTION CARRIED  
48 UNANIMOUSLY

2 Mary Barnes, Planning Associate led this agenda item by giving an overview  
stating The Utah Legislature has recently heard testimony regarding the need for  
4 additional child daycare in the State. The Legislature is concurrently considering H.B. 15  
which give the State more authority over administering rules for daycare uses. Currently,  
6 commercial day cares in Lindon can only have up to 16 children. City staff have been  
approached by a daycare business owner that this restriction makes it difficult to operate  
8 a business in the City.

Ms. Barnes noted the proposed ordinance amendment will take away the capacity  
10 requirement that Lindon has imposed on commercial daycares. Commercial daycare  
owners would follow the Utah Department of Health's daycare capacity requirements,  
12 which have a more transitional approach to capacity. Therefore, this change will not  
make the capacity unlimited, it will simply allow day care owners to follow the capacity  
14 requirements set forth by the state. Taking out the 16-child capacity requirement will  
allow residential day cares to follow the new state requirements found in H.B.15.

16 **Ms. Barnes then went over the Current State Requirements as follows:**

18 Commercial requirements from the Utah Child Care Licensing Agency:  
R381-100-9. Facility. (1) There shall be at least 35 square feet of indoor space for each  
20 child in care, including the provider's and employees' children R381-100-10. Ratios and  
Group Size.

- 22 (1) As listed in Table 1 for single-age groups of children, the provider shall:  
(a) maintain at least the number of caregivers and not exceed the number of  
24 children in the caregiver-to- child ratio, and  
(b) not exceed the group sizes.

26 Ms. Barnes then referenced the Table 1: Caregiver-to-Child Ratios and Group Sizes as  
28 follows:

**Residential:**

30 H.B. 15 Child Care Amendments will cap the number of children an unlicensed in-home  
child care provider can take care of to 12, including the provider's own children and up to  
32 six client children.

*Requirements from the Utah Child Care Licensing Agency:*

34 R430-50-9. Facility.

(1) The provider shall ensure that there is at least 35 square feet of indoor space for each  
36 child in care, including the provider's and employees' children  
R430-90-10. Ratios and Group Size.

38 (1) The provider shall maintain at least:

- (a) one caregiver for up to eight children in care; and  
40 (b) two caregivers for nine to 16 children in care.  
(2) The provider shall include the provider's and employees' children age four years old  
42 or older in care:  
(a) in the group size when the parent of the child is working at the facility; and  
44 (b) in the group size and the caregiver-to-child ratio when the parent of the child  
is not working at the facility.

46 (3) When caring for children younger than two years old, the provider shall ensure that:

- (a) there is at least one caregiver for every three children younger than two years  
48 old;

- 2 (b) each caregiver cares for no more than two children younger than 18 months  
old; and
- 4 (c) there are at least two caregivers if more than three children younger than two  
years old are present and there are more than six children in care.

6  
8 Ms. Barnes then presented the Standard Land Use Table Amendment followed by  
some general discussion.

10 Chairperson Call called for any public comments. Hearing none she called for a  
motion to close the public hearing.

12 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.  
14 COMMISSIONER TRIBE SECONDED THE MOTION. THE MOTION CARRIED  
UNANIMOUSLY.

16 Following some additional discussion, the Commission was in agreement to  
18 recommend approval to the Lindon City Council to amend the standard land use table as  
presented by staff.

20 Chairperson Call called for any further comments or discussion from the  
Commission. Hearing none she called for a motion.

22 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF  
24 ORDINANCE AMENDMENT 2022-3-O AS PRESENTED. COMMISSIONER  
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

26 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
28 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
30 COMMISSIONER TRIBE	AYE
THE MOTION CARRIED UNANIMOUSLY	

32  
34 **8. Planning Commission Chair and Vice-Chair 2022 Re-election.**

36 The commission was in agreement to continue this item to the March 22<sup>nd</sup>  
meeting to allow the full commission to be in attendance.

38 Chairperson Call called for any comments or discussion from the  
Commission. Hearing none she called for a motion.

40 COMMISSIONER KALLAS MOVED TO CONTINUE THE PLANNING  
42 COMMISSION CHAIR AND VICE CHAIR 2022 RE-ELECTION TO THE MARCH  
22<sup>ND</sup> MEETING TO ALLOW THE FULL COMMISSION TO BE IN ATTENDANCE.  
44 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
48 COMMISSIONER JOHNSON	AYE

2 COMMISSIONER TRIBE  
THE MOTION CARRIED UNANIMOUSLY

AYE

4  
6 **9. New Business: Reports by Commissioners** – Chairperson Call called for any  
new business or reports from the Commissioners.

8 Chairperson Call asked for an update on the new LDS Temple. Mr. Florence  
stated there are only allowing 300 people to attend the groundbreaking which will be held  
10 on April 23<sup>rd</sup>. Chairperson Call also acknowledged and welcomed new Councilmember  
Daril Magleby noting the commission is happy to have him on the council and as the  
12 commission liaison. At this time, Mr. Florence pulled up Jeff Southards development  
(Lindon Nursery) site plan and gave an update on the project.

14 **10. Planning Director Report** – General City Updates.

16 Mr. Florence gave an update on 700 North stating they met with developers last  
18 week to discuss the north side of 700 North which will be Commercial with some  
Residential. They will meet on Thursday to have more discussion on the site plan.

20 He also mentioned potential dates for the joint meeting, March 7, 21 and 22. The  
commission agreed March 21<sup>st</sup> or 22<sup>nd</sup> would work for the majority of the  
22 commissioners.

24 Chairperson Call called for any further comments or discussion from the  
commission. Hearing none she called for a motion to adjourn.

26 **ADJOURN** –

28  
30 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE  
MEETING AT 8:08 PM. COMMISSIONER MARCHBANKS SECONDED THE  
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

32  
34 Approved – March 29, 2022

36  
38 \_\_\_\_\_  
Sharon Call, Chairperson

40  
42 \_\_\_\_\_  
Michael Florence, Planning Director