


# Lindon City Council
# Staff Report

Prepared by Lindon City Administration

January 16, 2024

# Notice of Meeting of the *Lindon City Council*

The Lindon City Council will hold a meeting **at 5:15 pm on Tuesday, January 16, 2024** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. Meetings are typically broadcast live at www.youtube.com/user/LindonCity. The agenda will consist of the following:

Scan or click here for link to download agenda & staff report materials:

**REGULAR SESSION – 5:15 P.M.** - Conducting: Carolyn Lundberg, Mayor
Invocation: Cole Hooley
Pledge of Allegiance: By invitation

*(Review times are estimates only)*

1. **Call to Order / Roll Call** *(2 minutes)*

2. **Presentations and Announcements:** *(15 minutes)*

   a) Employee Recognition Award for Kyle Jensen, Public Works Inspector & Blue Stakes Technician.
   b) Presentations: Lindon Character Connection – Kathy Allred will present awards to students for the 2024 Lindon Character Connection calendar.
   c) Comments / Announcements from Mayor and Council members.

3. **Open Session for Public Comment** *(For items not listed on the agenda)* *(10 minutes)*

4. **Council Reports** *(15 minutes)*

5. **Administrator's Report** *(5 minutes)*

6. **Approval of Minutes —** The minutes of the regular City Council meeting of January 2, 2024 will be reviewed. *(5 minutes)*

7. **Consent Agenda —** (*Items do not require public comment or discussion and can all be approved by a single motion.* The following consent agenda item was presented for approval: *(5 minutes)*

   a) No Consent Agenda items.

8. **8(a): Public hearing to amend Title 17.41 – Anderson Farms Planned Development** (Ordinance #2024-3-O) **and;**
   **8(b): Amend the Anderson Farms Master Development Agreement** (Resolution #2024-1-R)**.** The applicant requests an amendment to modify requirements relating to lot frontage, coverage, setbacks, development & road design, lot size, and lot type in the AFPD zone, and modify the development plan for Parcel H as identified in the Anderson Farms Master Development Agreement. *(35 minutes)*

9. **9(a): Minor Subdivision Plat– Anderson Farms Apartments– Approx. 1200 W. 500 N. and;**
   **9(b): Anderson Farms Apartments Site plan approval.** The applicant requests site plan approval for a 380-apartment project. Section 4.2.9 in the Anderson Farms development agreement states that the Anderson Farms Apartments site plan must appear before the City Council for final approval. *(35 minutes)*

**Adjourn**

All or a portion of this meeting may be held electronically to allow a council member to participate by video conference or teleconference. Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for city-sponsored public meetings, services programs or events should call Britni Laidler, City Recorder at 801-785-5043, giving at least 24 hours-notice.

**CERTIFICATE OF POSTING:**
I certify that the above notice and agenda was posted in six public places within the Lindon City limits and on the State (http://pmn.utah.gov) and City (www.lindoncity.org) websites.
Posted by: /s/ Britni Laidler, City Recorder
Date: January 11, 2024; Time: 5:00 p.m.; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Public Works, Lindon Community Center, Lindon Justice Court

*Meetings are typically broadcast live at [www.youtube.com/user/LindonCity](www.youtube.com/user/LindonCity)*

## REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn Lundberg, Mayor

Invocation: Cole Hooley
Pledge: By invitation

## Item 1 – Call to Order / Roll Call

**January 16, 2024 Lindon City Council meeting.**

Carolyn Lundberg
Van Broderick
Cole Hooley
Jake Hoyt
Lincoln Jacobs
Steve Stewart

## Item 2 – Presentations and Announcements *(15 minutes)*

a) Employee Recognition Award for Kyle Jensen, Public Works Inspector & Blue Stakes Technician.

b) Presentation: Lindon Character Connection – Kathy Allred will present awards to students for the 2024 Lindon Character Connection calendar.

c) Comments / Announcements from Mayor and Council members.

## Item 3 – Open Session for Public Comment *(For items not on the agenda - 10 minutes)*

## Item 4 - COUNCIL REPORTS: *(15 minutes)*

| | |
|---|---|
| A) MAG/MPO, COG, UIA, Utah Lake Commission, ULCT, Youth Council, Public Relations (media) | – Carolyn Lundberg |
| B) Public Works/Eng., Irrigation Co. Representative, Cemetery, Facilities/Building | - Van Broderick |
| C) CTC, Healthy Utah, 2024 Centennial Celebration, Historical Commission, Tree Board | - Cole Hooley |
| D) Police/Fire/EMS, CERT, Economic Dev., Lindon Days, Utah League of Cities & Towns Alternate | - Jake Hoyt |
| E) Transfer Station Board, Planning Commission, Community Development/General Plan, Parks & Rec. | - Lincoln Jacobs |
| F) Youth Council (Lead Advisor), Econ. Dev, PG/Lindon Chamber of Comm., Senior Center, Edu. grants | - Steve Stewart |

## Item 5 - ADMINISTRATOR'S REPORT *(10 minutes)*

**Misc. Updates:**

- Next regular council meetings: February 5th, February 22th (**Thursday meeting -Budget Kickoff**)
- February 2024 newsletter assignment (due January 22nd): Lincoln Jacobs
- Centennial Celebration:
    - February 3rd, Roaring 20's Throwback dance & activities.
    - March 25th at 6:30pm at Community Center; Dowdle centennial painting unveiling.
- Misc. Items.

## Item 6 – Approval of Minutes

- Review and approval of City Council minutes: **January 2, 2024 Regular City Council Minutes will be reviewed.**

The Lindon City Council regularly scheduled meeting on **Tuesday, January 2, 2024, at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**REGULAR SESSION – 5:15 P.M.**

| | |
|---|---|
| Conducting: | Carolyn Lundberg, Mayor |
| Invocation: | Van Broderick, Councilmember |
| Pledge of Allegiance: | Hazel Baycar |

| PRESENT | EXCUSED |
|---|---|
| Carolyn Lundberg, Mayor | |
| Van Broderick, Councilmember | |
| Jake Hoyt, Councilmember | |
| Steve Stewart, Councilmember | |
| Cole Hooley, Councilmember | |
| Lincoln Jacobs, Councilmember | |
| Adam Cowie, City Administrator | |
| Brian Haws, City Attorney | |
| Mike Florence, Community Dev. Director | |
| Britni Laidler, City Recorder | |

1. **Call to Order/Roll Call** – The meeting was called to order at 5:15 p.m.

2. **Presentations and Announcements:**

   a) Oath of Office and Swearing-in: Outgoing City Recorder Kathy Moosman swore in Britni Laidler as the new Lindon City Recorder.
   b) Newly appointed City Recorder Britni Laidler presented the Oath of Office and Swearing-in of the recently elected City Officials who will all serve 4-year terms in their respective offices.
      i. Cole Hooley, City Councilmember
      ii. Lincoln Jacobs, City Councilmember
      iii. Steve Stewart, City Councilmember
   c) Councilmember comments/announcements

3. **Open Session for Public Comment** – Mayor Lundberg called for any public comments. There were no public comments.

4. **COUNCIL REPORTS:**

**Councilmember Hoyt** – Councilmember Hoyt voiced appreciation to the Chief of Police for all the good work they do in their department. He stated that there was recently a New



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Years Eve party where there were a group of juveniles that fled in all directions and stated that he is sure the department did a great job handling that situation. He then stated that the Police Department is also close to hiring a new officer that will make their department fully staffed.

**Councilmember Broderick –** Councilmember Broderick reported that it is always so nice to hear from the public praising our employees and departments heads. When he asks how the process went for them, he stated that they always voice that they had a great interaction and experience with city staff.

**Councilmember Stewart –** Councilmember Stewart had nothing to report, however he wanted to voice how grateful he is to be here.

**Councilmember Jacobs -** Councilmember Jacobs reported he has reached out and set up some meetings for the new assignments.

**Councilmember Hooley –** Councilmember Hooley stated he is grateful to be there and had no other comments.

**Mayor Lundberg** – Mayor Lundberg reported that the new council photos have been taken, and they are now on the city website and posted in the City Center. She noted that there was a nice employee Christmas party where they were able to bid farewell to previous Councilmembers Mike Vanchiere, Randi Powell, and Daryl Magleby. She stated also that the former Arts Center at the Community Center will now be called the Powell Center as appreciation for a donation they made to the city. She then let the council know that Pleasant Grove is having a State of the Cities on January 10th at Walker Farms, and all councilmembers are invited, and hopes they can attend. Mayor Lundberg then closed by stating that the Youth Council will be attending the day at the Capitol later this month.

**Administrator's Report:** Mr. Cowie reported on the following items.

**Misc. Updates:**

- Next regular council meetings: January 16th (**Tuesday meeting**), February 5th
- February 2024 newsletter assignment (due last week of January) Lincoln Jacobs
- Misc. Items.

6. **Approval of Minutes** – The minutes of the regular City Council meeting of December 18, 2023 will be reviewed.

COUNCILMEMBER BRODERICK TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 18, 2023 AS PRESENTED. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE
COUNCILMEMBER STEWART AYE
COUNCILMEMBER HOOLEY AYE
COUNCILMEMBER JACOBS AYE
THE MOTION CARRIED UNANIMOUSLY.

7. **Consent Agenda Items** – There were no Consent Agenda items at this time.

**CURRENT BUSINESS**

8. **Review & Action — 2024 Mayor & Council Liaison Assignments; Resolution #2024-1-R.** The Council will review and consider Resolution #2024-1-R updating the Mayor & City Council member liaison assignments as recommended by Mayor Lundberg, appointing mayor pro tem for the 2024 calendar year, appointments to the RDA Board, and consenting to other recommended assignments.

Adam Cowie, City Administrator presented the 2024 Mayor & Council Liaison Assignments. He then reminded the council that Resolution #2024-1-R will appoint them as board members of the RDA Board. Lastly Mr. Cowie presented the mayor pro tem appointments and the newsletter appointments for the year.

COUNCILMEMBER JACOBS MOVED TO APPROVE RESOLUTION #2024-1-R AS PRESENTED. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE
COUNCILMEMBER STEWART AYE
COUNCILMEMBER HOOLEY AYE
COUNCILMEMBER JACOBS AYE
THE MOTION CARRIED UNANIMOUSLY.

9. **Presentation — Annual Open & Public Meetings Training.** City Attorney Brian Haws will present the required annual training on the Open and Public Meetings Act and review the annual Disclosure Statements and Ethical Behavior Policy.

Brian Haws, City Attorney, was in attendance to present the Annual Open & Public Meetings Act Training. Mr. Haws then gave his presentation which was followed by some general discussion. Following the presentation, the Mayor and Council thanked Mr. Haws for the valuable information.

Mayor Lundberg called for any further discussion or comments from the Council. Hearing none she proceeded to the next agenda item.

10. **Review & Signing of Disclosure Statements (conflict of interest disclosure) & Ethical Behavior Policy.** Council members will each review and complete the Lindon City Disclosure Statement & Ethical Behavior Policy forms and submit them to the Mayor & City Recorder

Mr. Cowie presented the Discloser Statements, noting that this is done once a year, and that all city employees are required to do this also. The council members then submitted the signed disclosures.

Mayor Lundberg called for any further discussion or comments from the Council. Hearing none she called for a motion to adjourn.

**Adjourn** –

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING AT 7:02 PM. COUNCILMEMBER JACOBS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – January 16, 2024

_____
Britni Laidler, City Recorder

_____
Carolyn O. Lundberg, Mayor

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**Item 7 – Consent Agenda** – Consent agenda may contain items which have been discussed beforehand and/or do not require significant discussion, or are administrative in nature, or do not require public comment. The Council may approve all Consent Agenda items in one motion, or may discuss individual items as needed and act on them separately.

***The following consent agenda item was presented for approval:***

a) No consent agenda items.

**Sample Motion:** I move to (*approve, reject*) the consent agenda item (*as presented or amended*).

8. **8(a): Public hearing to amend Title 17.41 – Anderson Farms Planned Development** (Ordinance #2024-3-O) **and;**
   **8(b): Amend the Anderson Farms Master Development Agreement** (Resolution #2024-1-R)**.** The applicant requests an amendment to modify requirements relating to lot frontage, coverage, setbacks, development & road design, lot size, and lot type in the AFPD zone, and modify the development plan for Parcel H as identified in the Anderson Farms Master Development Agreement. *(35 minutes)*

**Sample Motion:** See attached information from planning department.

# Title 17.41 Anderson Farms Planned Development Zone and Amendment to the Master Development Agreement for Anderson Farms

| | |
|---|---|
| Date: January 16, 2024<br>Applicant: Ivory Development<br>Presenting Staff: Michael Florence<br><br>Type of Decision: Legislative<br><br>Council Action Required: Yes, the planning commission unanimously recommended approval. | MOTION<br>Ordinance Amendment<br>I move to (*approve, deny, or continue*) ordinance amendment 2024-3-O (*as presented, or with changes*).<br><br>Development Agreement<br>I move to (approve, deny, or continue) resolution amendment 2024-2-O (as presented, or with changes). |

Overview:

In 2016 Lindon City adopted the Anderson Farms Planned Development Zone. In addition, the city also entered into a development agreement with Ivory Development that guides development and infrastructure for the Anderson Farms neighborhood.

Under the development agreement Ivory Development is allowed to construct 500 single-family and townhome units and 380 multi-family units. To date, Ivory Development has entitled 281 single-family homes and 125 townhomes for a total of 406 units. Last month the Lindon City Redevelopment Agency purchased 8.2 acres of property from Ivory Development. If the city had not purchased this property, then the development agreement allowed for an alternative concept plan and this property would have been developed as detached single family homes. Parcel H is the final detached single-family and townhome phase of the development. The current concept plan for Parcel H allows Ivory Development to construct a combination of detached single-family homes and townhomes. The development agreement exhibits provide specificity in the design of each phase, lot sizes, setbacks, and infrastructure requirement such as road, sidewalk and park strip widths. Ivory Development is proposing to amend the design and some of the development specifications of Parcel H. The proposal will divide Parcel H into four phases of H1-H4. Phases H1-H3 will be a combination of forty-nine large and small detached single-family lots. Phase H4 is proposed to be thirty townhomes. The completion of Parcel H would bring the total single-family and townhome count to 485 units.

The planning commission unanimously recommended approval of the ordinance and development agreement amendments. The commission did ask that the city council to consider two items in their deliberations:

1. Is the proposed road profile for 1200 W. have sufficient asphalt width or should the remaining parking strip also be removed and the road widened? Still staying within the 55’ right-of-way width.
2. For phases H2 and H3 is the city council comfortable with the 12’ and 18’ front yard setbacks.

The planning commission did unanimously recommend approval but a couple of commissioners wanted to the council to further evaluate these two items.

## Proposed Amendments

The proposed modifications to the concept plan require both amendments to Title 17.41 Anderson Farms Planned Development Zone and the Master Development Agreement for Anderson Farms. See Plan K1 (Exhibit 2 in the attachments) for the new concept design. Below is a summary of the list of amendments that are being proposed:

## Development Agreement Amendments

- Exhibit B is the approved concept plan in the development agreement and establishes the layout and design of the project (see attachment Exhibit 3 in this document). It also provides the number of lots, density, lot sizes and area of each phase.
    - Proposed Parcel H divides this phase into four phases. Phases H1-H3 are single-family phases with H4 being a townhome phase.
    - The development agreement calls out the following for the single-family phase of Parcel H. Proposed amendments to Parcel H are highlighted below:
        - Total number of single-family and townhome lots: 66 (22 single-family, and 34 townhome). Proposal: forty-nine single-family homes and 30 townhomes. Even though this phase is higher in unit totals it is still less than the total development unit count allowed in the development agreement. With the inclusion of Parcel H, the total unit count for the entire development is 485 and the development agreement allows 500 units. Two of the phases had less single-family homes entitled then were allowed in the development agreement and Parcel G did not include the eight townhomes that were allowed.
        - Parcel H has a current density call out of 3.92 units per acre for single-family and 8.58 for the townhomes. Proposal: Parcel H would provide for a mix of densities. With single-family detached lots ranging in size from 13,817 to 2,925 square feet.
- Exhibit K outlines the setbacks and lot sizes for each phase of the development.
    - Parcel H currently has setback requirements of 20' front, 20' rear, 6' side yard and 15' road side yard. Proposal: depending on the which Parcel H phase the setbacks different due to the size of the lot:

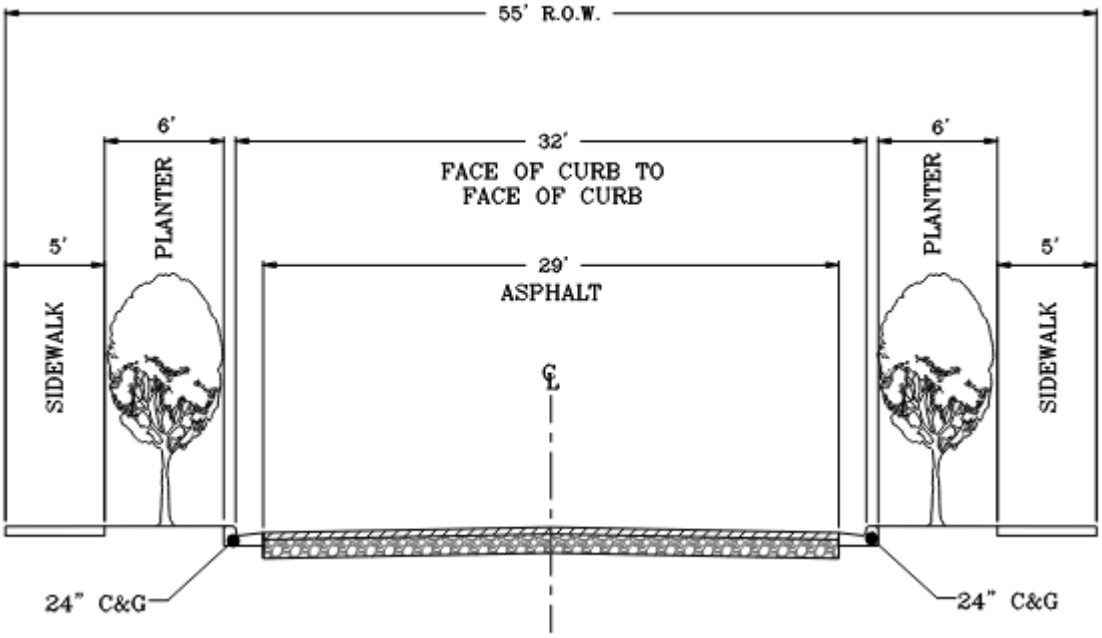
| Single-Family Setbacks | | | | | | |
|---|---|---|---|---|---|---|
| | Front Setback | Rear Setback | Side Setback | Side Corner Setback | Minimum Lot Size | Minimum Lot Coverage |
| Parcel H1 | 20'-0' | 20'-0' | 6'/6' | 15'-0' | 8,000 sq ft | 60% |
| Parcel H2 | 12' to living space<br>18' to garage | 20'-0' | 5'/5' | 15'-0' | 6,600 sq ft | 60% |
| Parcel H3 | 12' to living space<br>18' to garage | 10'-0' | 4'/4' | 10'-0' | 2,800 sq ft | 65% |

| Multi-Family Setback | | | | | |
|---|---|---|---|---|---|
| | Front Interior Setback | Corner Side and Perimeter Setback | Interior Side Setback | Rear Setback | Setback between Separate Buildings |
| Parcel H4 | 0'-0' | 10'-0' | 0'-0' | 10'-0' | 24' |

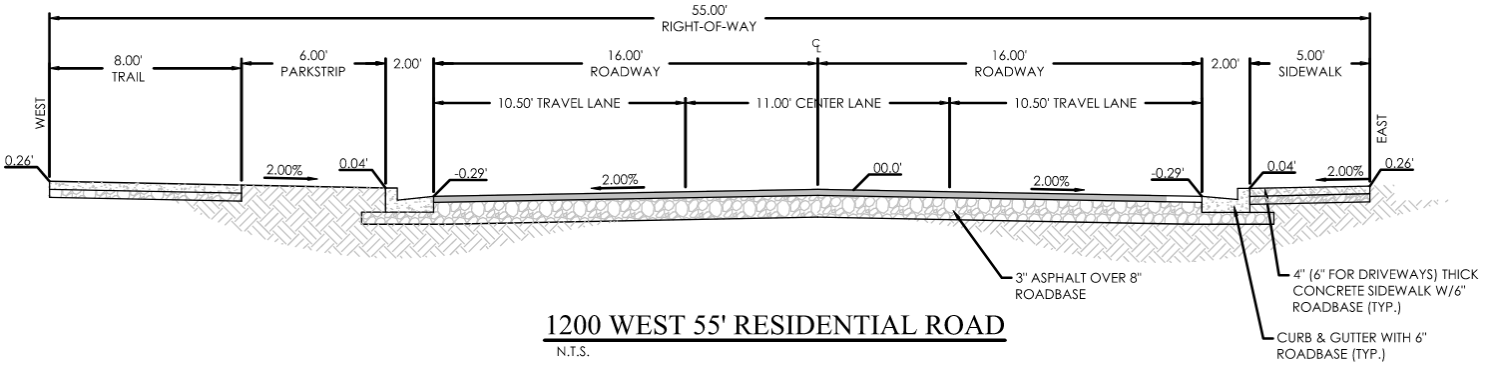
Road Profile Amendment

1200 W. is the next road that will be constructed between Parcel H and the multi-family phase of the development. 1200 W. is designed as a 55' right-of-way. As the city has studied this cross section and with the multi-family phase and future commercial on 700 N. city staff believe that it would be a good idea to have a center turn lane on this street. This would accommodate the multi-family phase by having a turn lane for vehicles and especially moving/box trucks that need to turn into the multi-family development. In addition, this will help future commercial have better access into the developments. The city bike master plan calls out bike lanes on 1200 W. that were not considered as part of the current street design. City staff and Ivory Development have worked on the following changes to the road profiles. This new cross-section allows for a center turn land and then an 8' trail on the eastside. Having an 8' trail also provides consistency with other 8' trails on 500 N., Anderson BLVD and the connecting road between 1200 W. and Anderson BLVD. For the road cross-section changes exhibits J1 and J2 are also proposed to be amended.

Currently Adopted Road Profile




Proposed 1200 W.



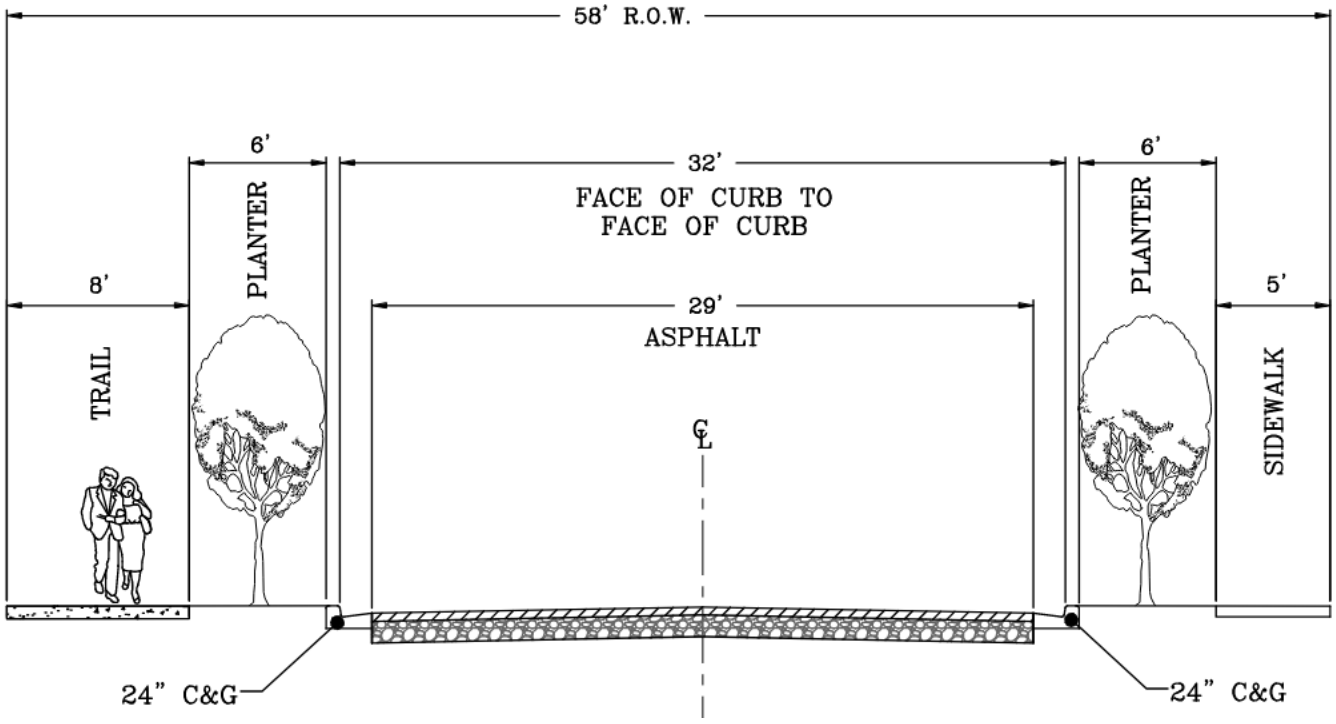

1200 WEST 55' RESIDENTIAL ROAD

N.T.S.

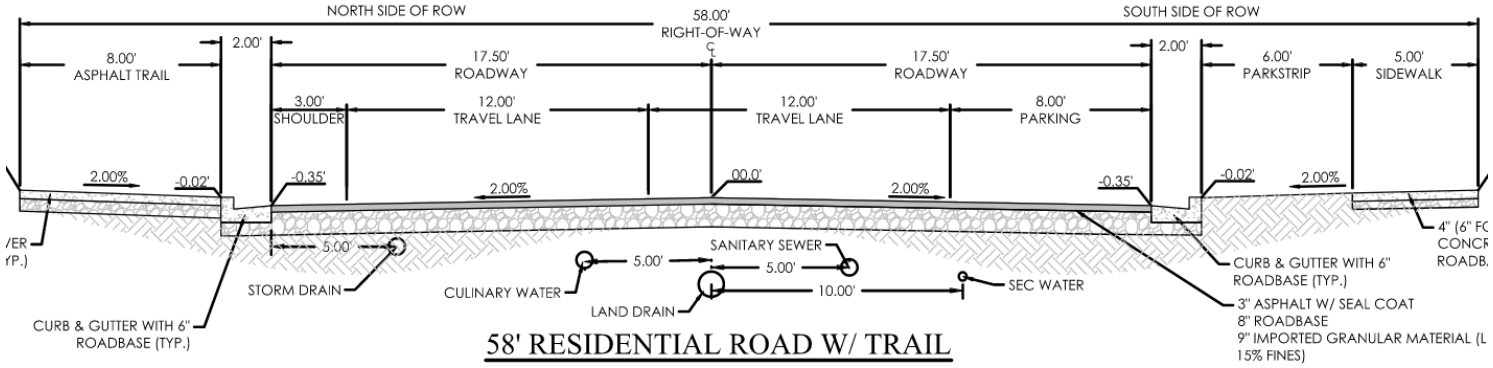
## Wheat Grass Lane – Road connecting 1200 W. to Anderson Blvd

City staff has also requested changes to Wheat Grass Lane to increase the asphalt width from 29’ to 35’. This removes the park strip on the commercial side of the road profile. The reason for this adjustment is that Wheat Grass lane will probably be probably see higher traffic volumes with residents from both Parcel H and the multi-family section using this road to access the signalized intersection at 700 N. and Anderson Blvd.

### Currently Adopted Road Profile




### Proposed Wheat Grass Lane




58' RESIDENTIAL ROAD W/ TRAIL

## 17.41 Ordinance Amendment

The proposed ordinance amendment does the following:

- The existing side yard setback requirement in the ordinance calls out 5'/5'. However, the development agreement has a side yard setback requirement of 6'/6'. The ordinance fixes an inconsistency between the city code and the development agreement.
- The ordinance amendment would adopt the different setback requirements for Phase H only.
- The proposed amendment would allow for one flag lot with a 15' frontage. A typical frontage in the city subdivision code is 25'.
- The proposed amendment allows for 6 double frontage lots on Phase H3 but does not allow vehicles access.
- The propose amendment sets a maximum building coverage for Parcel H so that the entire lot is not covered in buildings.

## Staff Analysis

Lindon City staff feels like the proposed amendments for Parcel H are advantageous and help to build a more neighborhood design than is allowed with the current layout. See exhibits 3,4 and 5 for comparison. The development agreement (Section 3.1) allows Ivory Development to "be allowed to adjust the density on the property so long as developer does not exceed the maximum residential units." Ivory Development is allowed to entitle up to 500 single-family and townhome lots and is proposing a total unit count of 485. Ivory Development is allowed to construct up to 42 townhome lots in this area between Parcels G and H but they have decided to construct 30 townhomes and propose smaller detached single-family lots instead. The design of the development also leads to a more neighborhood friendly design. Instead of having townhomes separating future commercial from the single-family homes, there is a west to east transition in larger less dense lots to the townhomes and more density across the street from the future multi-family phase.

There may be some concern about reducing side yard setbacks from 6' to 4-5'. The one advantage is the city is able to have more detached single-family lots instead of townhomes. Ivory Development is currently constructing a neighborhood of similar detached lots with smaller side yards in Lehi. City staff will bring photos of the development to the planning commission presentation.

## Exhibits

1. Draft Ordinance Amendment
2. Draft Development Agreement Amendment with Amended Exhibits K1, J1 and J2 amended exhibits
3. 2016 Approved Concept Plan (Exhibit B)
4. Alternative Concept Plan
5. 2016 Setback and Lot Size Plan (Exhibit K)
6. Map of 8' trail sections
7. Single-family renderings
8. Townhome renderings

ORDINANCE NO. 2024-3-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.41 – ANDERSON FARMS PLANNED DEVELOPMENT ZOEN AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the general plan to provide housing in a Mixed Density/Residential High area of the community; and

WHEREAS, the proposed amendment is consistent with the goal of the general plan to continue to evaluate areas for mixed density residential to meet affordability, lifestyle and life cycle targets; and

WHEREAS, the proposed amendment is consistent with the Master Development Agreement for Anderson Farms and any amendments to such agreement; and

WHEREAS, on January 9, 2024, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance amendment and recommended that the City Council adopt the attached ordinance;

WHEREAS, the Council held a public hearing on _____, 2024, to consider the recommendation and the Council received and considered all public comments that were made therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

**SECTION I: Amendment of the Lindon City Code**

17.41.110 Setback Requirements

Setback requirements for residential uses within a PD Zone may be established by the development agreement approved in conjunction with the related PD Zone. However, under no circumstances shall setbacks be less than the following standards:

Parcels A through G and I:

1. Front Setback — Twenty feet (20’)
2. Rear Setback — Twenty feet (20’)
3. Side Setback — ~~Five feet and five feet (5’/5’)~~ Six feet and six feet (6’/6’)
4. Side Road Setback — Fifteen feet (15’)

Parcel H1:

1. Front Setback — Twenty feet (20’)
2. Rear Setback — Twenty feet (20’)
3. Side Setback — Six feet and six feet (6’/6’)
4. Corner Side Setback — Fifteen feet (15’)

Parcel H2:

1. Front Setback — Twelve (12’) feet to the living space and eighteen (18’) to the garage
2. Rear Setback — Twenty feet (20’)
3. Side Setback — Five feet and five feet (5’/5’)
4. Side Road Setback — Fifteen feet (15’)

Parcel H3:

1. Front Setback — Twelve (12') feet to living space and eighteen (18') feet to the garage
2. Rear Setback — Ten feet (10')
3. Side Setback — Four feet and four feet (4'/4')
4. Side Road Setback — Ten feet (10')

Parcel H4:

1. Interior Unit Front Setbacks — Zero feet (0)
2. Side Road (corner) and Perimeter Setbacks — Ten feet (10')
3. Interior Side — Zero feet (0')
4. Rear Setback — Ten feet (10')
5. Driveway Separation between buildings — Twenty-four feet (24')

17.41.115 Special Parcel Phase Requirements

The following development standards are applicable to Parcel H only:

1. Parcel H3 shall be allowed one flag lot as shown in the amended development agreement exhibit with a minimum lot frontage of fifteen (15) feet.
2. Double frontage lots shall be allowed for lots 133-138 for Parcel H3. Vehicles access from the rear yard is prohibited.
3. The maximum single-family lot coverage for each phase shall be established as follows:
    a. Parcel H1: Sixty percent (60%)
    b. Parcel H2: Sixty percent (60%)
    c. Parcel H3: Sixty-five percent (65%)

**SECTION II: Severability.**

Severability is intended throughout and within the provisions of this ordinance. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

**SECTION III: Effective Date.**

This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____ 2024.

_____,
CAROLYN LUNDBERG
Lindon City Mayor

ATTEST:

_____,
Britni Laidler
City Recorder

RESOLUTION NO. 2024-1-R

A RESOLUTION APPROVING AN AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT FOR ANDERSON FARMS AND SETTING AN EFFECTIVE DATE.

WHEREAS, in February 16, 2016 the Lindon City Council and Ivory Development LLC, entered into a Master Development Agreement for the Anderson Farms Development; and

WHEREAS, Ivory Development LLC has proposed to amend Exhibits B and K related to Parcel H only as approved in the Master Development Agreement and has filed a separate land use application to amend zoning regulations of Title 17.41 of the Lindon City Code; and

WHEREAS, Ivory Development also proposes to amend the exhibit J1 and J2 to modify the street cross section design for 1200 W. and Wheat Grass Lane from their approved configuration; and

WHEREAS, the City Council finds that the resulting development will result in benefits to the City and its residents by, among other things, requiring the orderly development of the property as part of the overall master planned community; and

WHEREAS, the City Council has reviewed the amendment to the Master Development Agreement For Anderson Farms and has found its terms and conditions to be acceptable; and

WHEREAS, the City Council has received a favorable recommendation from the Lindon City Planning Commission after its own review of the Amended Master Development Agreement.

NOW, THEREFORE, be it resolved by the Lindon City Council, that Mayor Carolyn Lundberg is hereby authorized to review the Amended Master Development Agreement for Anderson Farms, including all exhibits, and if found to be consistent with the terms and conditions presented this night, including such modifications as have been noted on the record, if any, to then sign and deliver said Agreement to Ivory Development LLC, making such Agreement lawfully binding upon Lindon City.

PASSED AND RECORDED THIS _____ DAY OF _____, 2024.

_____

Carolyn Lundberg
Mayor

ATTEST:

_____

Britni Laidler
Lindon City Recorder

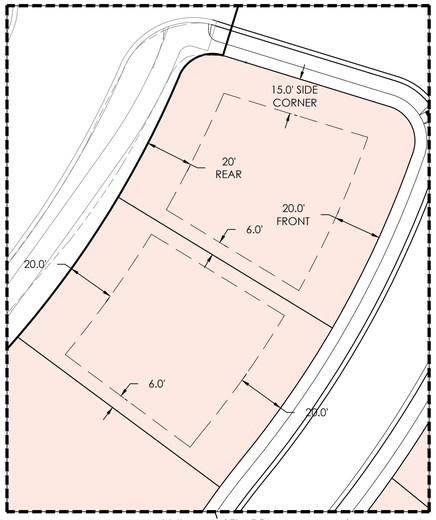
# Proposed Concept Plan

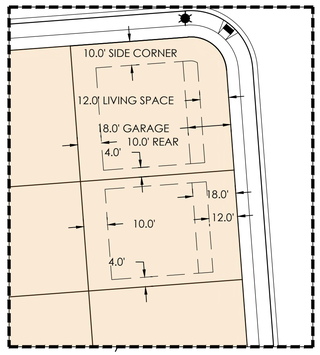
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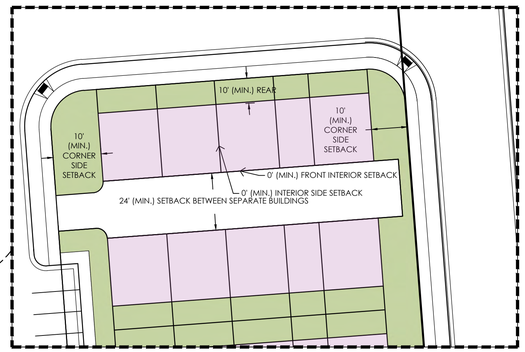
- PARCEL H1
- PARCEL H2
- PARCEL H3
- PARCEL H4

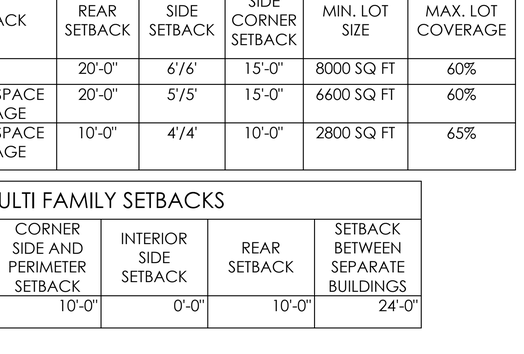
| SINGLE FAMILY SETBACKS | | | | | | |
|---|---|---|---|---|---|---|
| | FRONT SETBACK | REAR SETBACK | SIDE SETBACK | SIDE CORNER SETBACK | MIN. LOT SIZE | MAX. LOT COVERAGE |
| PARCEL H1 | 20'-0" | 20'-0" | 6'/6' | 15'-0" | 8000 SQ FT | 60% |
| PARCEL H2 | 12' TO LIVING SPACE<br>18' TO GARAGE | 20'-0" | 5'/5' | 15'-0" | 6600 SQ FT | 60% |
| PARCEL H3 | 12' TO LIVING SPACE<br>18' TO GARAGE | 10'-0" | 4'/4' | 10'-0" | 2800 SQ FT | 65% |

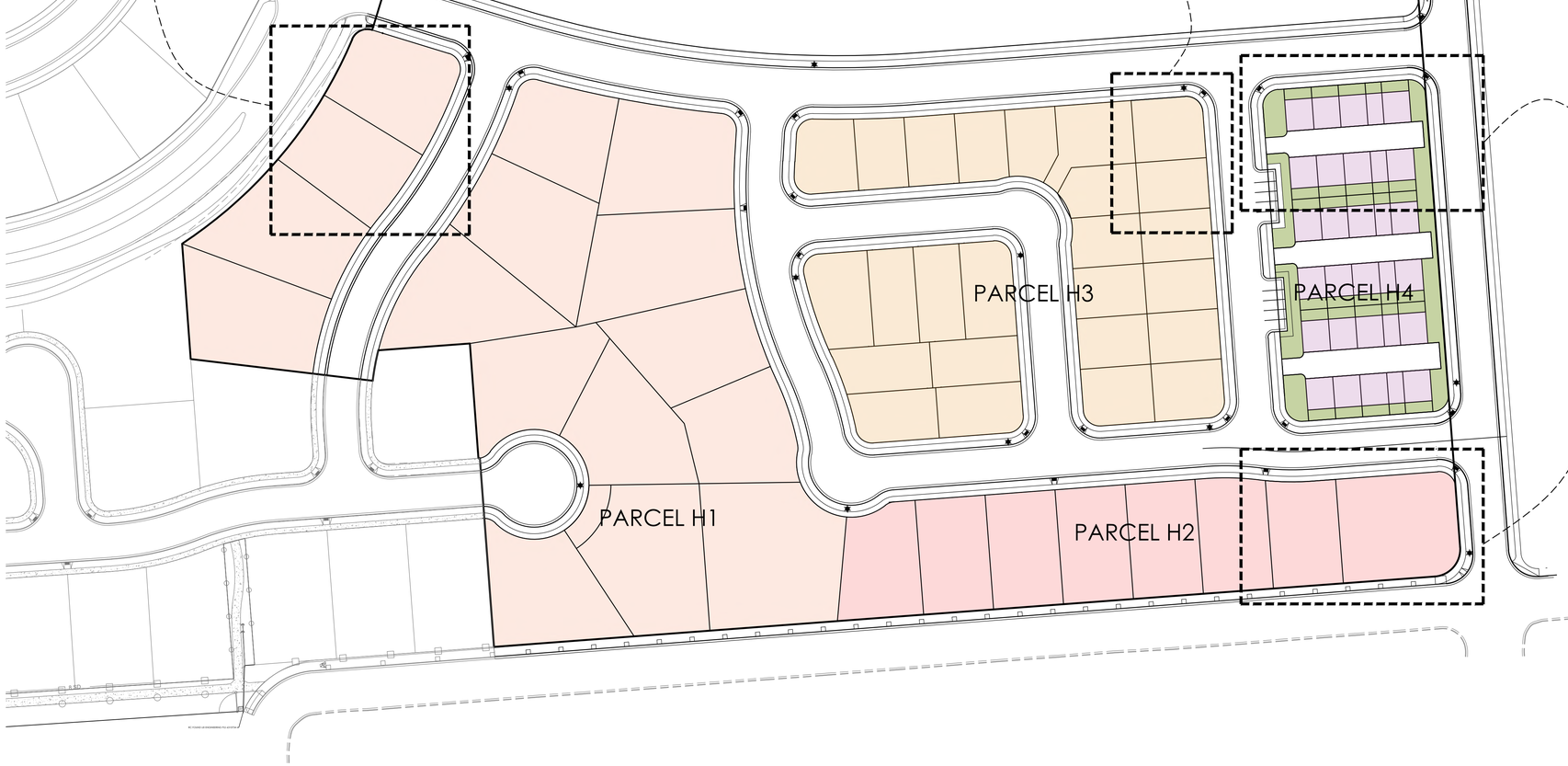
| MULTI FAMILY SETBACKS | | | | | |
|---|---|---|---|---|---|
| | FRONT INTERIOR SETBACK | CORNER SIDE AND PERIMETER SETBACK | INTERIOR SIDE SETBACK | REAR SETBACK | SETBACK BETWEEN SEPARATE BUILDINGS |
| PARCEL H4 | 0'-0" | 10'-0" | 0'-0" | 10'-0" | 24'-0" |




N

S

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

# *ANDERSON FARMS MDA EXHIBIT B plat H minimum lot sizes and lot setbacks (amending exhibit K from MDA)*

LINDON, UTAH COUNTY
1/2/2024
*23-0261*

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2023\23-0261 Anderson Farms Plat H 2023 Layout\Udesign 23-0261\dwg\exhibit\Anderson Farms Plat H Setback Exhibit.dwg

700 NORTH

COMMERCIAL

MULTI FAMILY RESIDENTIAL

ANDERSON BLVD.

500 NORTH

500 NORTH

1700 WEST

ANDERSON LANE

INTERSTATE 15

NORTH

SCALE: 1" = 200'

200 100 0 200

**LEGEND**

- 85' ROAD CROSS SECTION (NORTH ANDERSON BOULEVARD)
- 72' ROAD CROSS SECTION (SOUTH ANDERSON BOULEVARD)
- 53' ROAD CROSS SECTION (ANDERSON BLVD. AT THORNE PROPERTY)
- 58' ROAD CROSS SECTION (PARCEL I CONNECTION TO ANDERSON BLVD.)
- 64' ROAD CROSS SECTION (CONNECTION TO 1700 WEST)
- 66' ROAD CROSS SECTION (500 NORTH CONNECTION TO ANDERSON BLVD.)
- 55' ROAD CROSS SECTION (INTERIOR ROADS)
- 28' ROAD CROSS SECTION (TOWNHOMES)
- 54' ROAD CROSS SECTION (500 NORTH INDUSTRIAL AREA)
- 47.5' ROAD CROSS SECTION (ANDERSON LANE)
- 55' ROAD CROSS SECTION (1200 W.)

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# ANDERSON FARMS
LINDON, UTAH

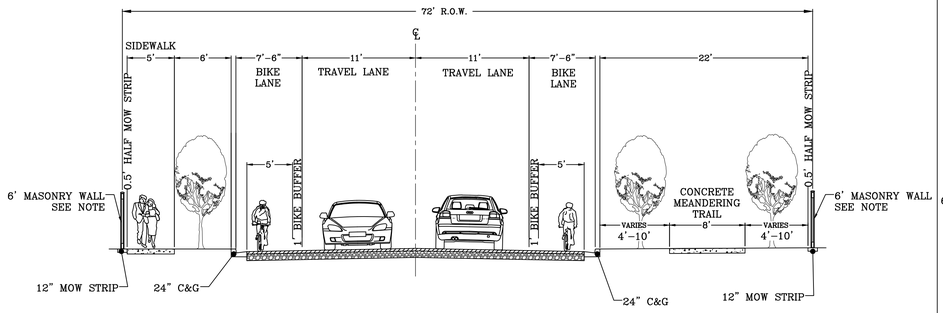
# Amended EXHIBIT J-1, STREET CROSS SECTIONS

REVISIONS
1 -
2 -
3 -
4 -
5 -

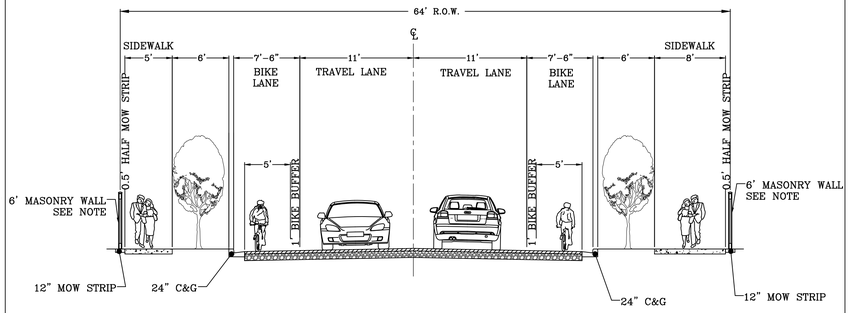
LEI PROJECT #: 2013-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 200'
DATE: 5/2/2016

EXHIBIT
**J-1**

U:\LAND DESKTOP PROJECTS\13-1845 ANDERSON FARMS\DWG\EXHIBITS\13-1845 EXHIBIT J1-FOR REV AGREE.DWG 4/25/2016 1:00 PM

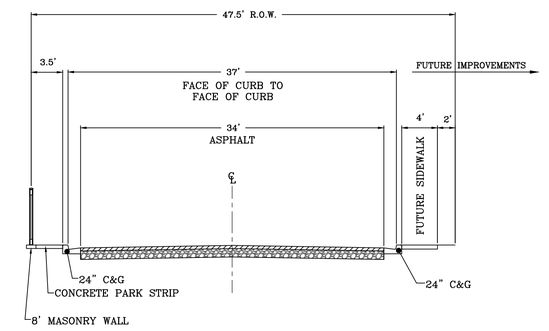



1 72' ROAD CROSS SECTION
SOUTH ANDERSON BOULEVARD

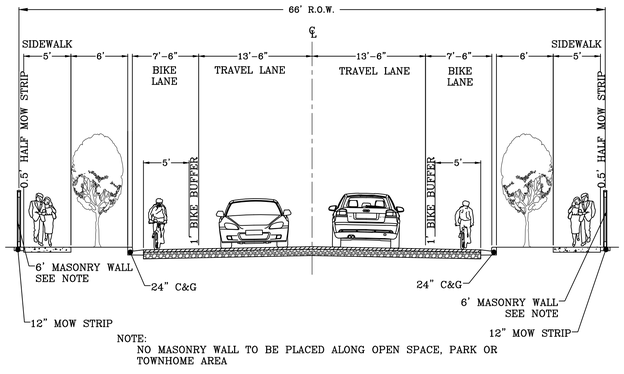



NOTE:
NO MASONRY WALL TO BE PLACED ALONG OPEN SPACE, PARK OR TOWNHOME AREA

2 64' ROAD CROSS SECTION
CONNECTION TO 1700 WEST

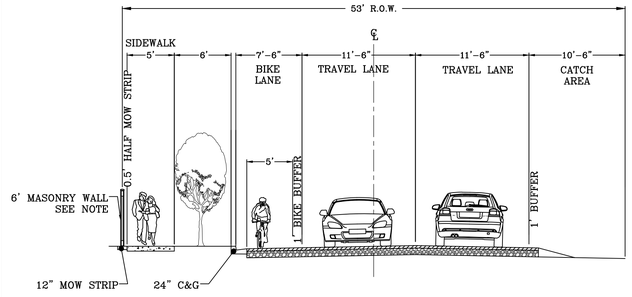



3 47.5' ROAD CROSS SECTION
ANDERSON LANE



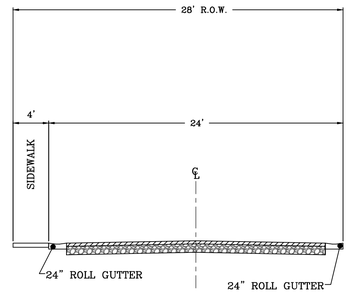

NOTE:
NO MASONRY WALL TO BE PLACED ALONG OPEN SPACE, PARK OR TOWNHOME AREA

4 66' ROAD CROSS SECTION
500 NORTH CONNECTION TO ANDERSON BOULEVARD

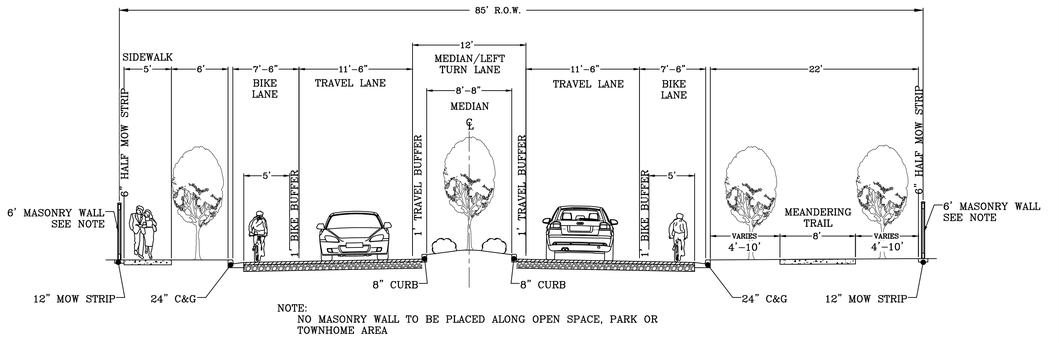



NOTES:
1. NO MASONRY WALL TO BE PLACED ALONG OPEN SPACE, PARK OR TOWNHOME AREA
2. SEE EXHIBIT G FOR COMPLETION REQUIREMENTS.

5 53' ROAD CROSS SECTION
ANDERSON BLVD AT THORNE PROPERTY

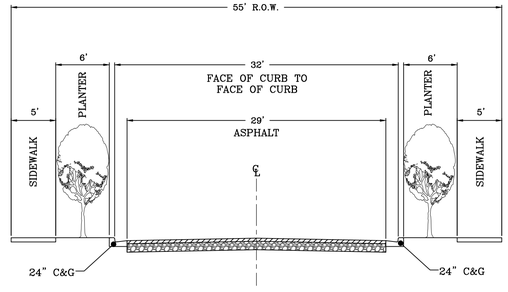



6 28' ROAD CROSS SECTION
TOWNHOMES

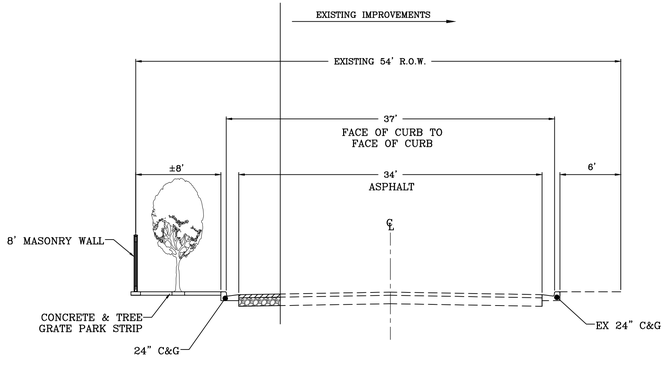



NOTE:
NO MASONRY WALL TO BE PLACED ALONG OPEN SPACE, PARK OR TOWNHOME AREA

7 85' ROAD CROSS SECTION WITH MEDIAN
NORTH ANDERSON BOULEVARD




8 55' ROAD CROSS SECTION
INTERIOR ROADS




9 54' ROAD CROSS SECTION
500 NORTH INDUSTRIAL AREA

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IVORY HOMES
LINDON, UTAH

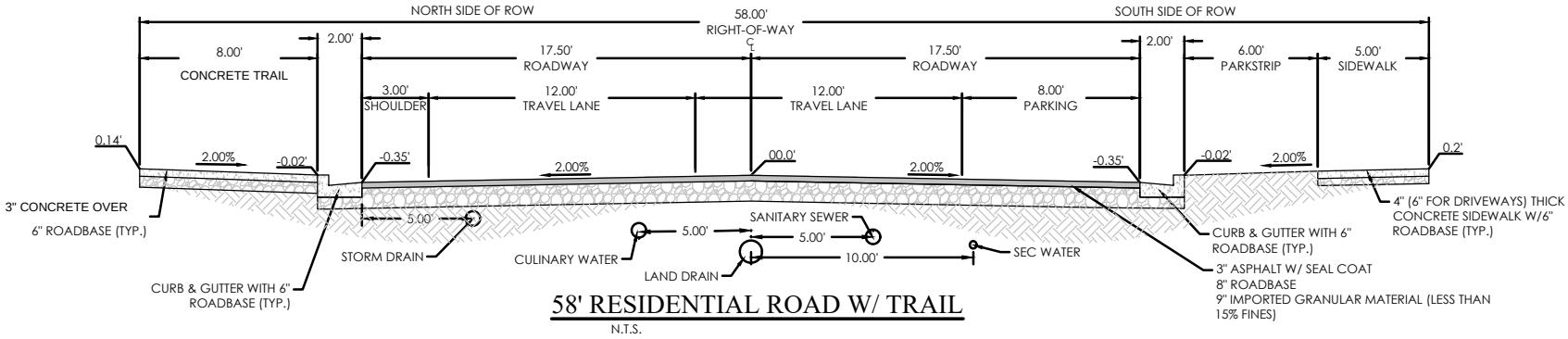
**Amended** EXHIBIT J-2, STREET CROSS SECTIONS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: N.T.S.
DATE: 5/2/2016

EXHIBIT
J-2

V:\LAND DESKTOP PROJECTS\13-1845 ANDERSON FARMS\DWG\EXHIBITS\13-1845 EXHIBIT -2-FOR DEV AGREE.DWG 4/25/2016 1:02 PM




58' RESIDENTIAL ROAD W/ TRAIL

N.T.S.

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6949 S. HIGH TECH DRIVE SUITE 200
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# ANDERSON FARMS

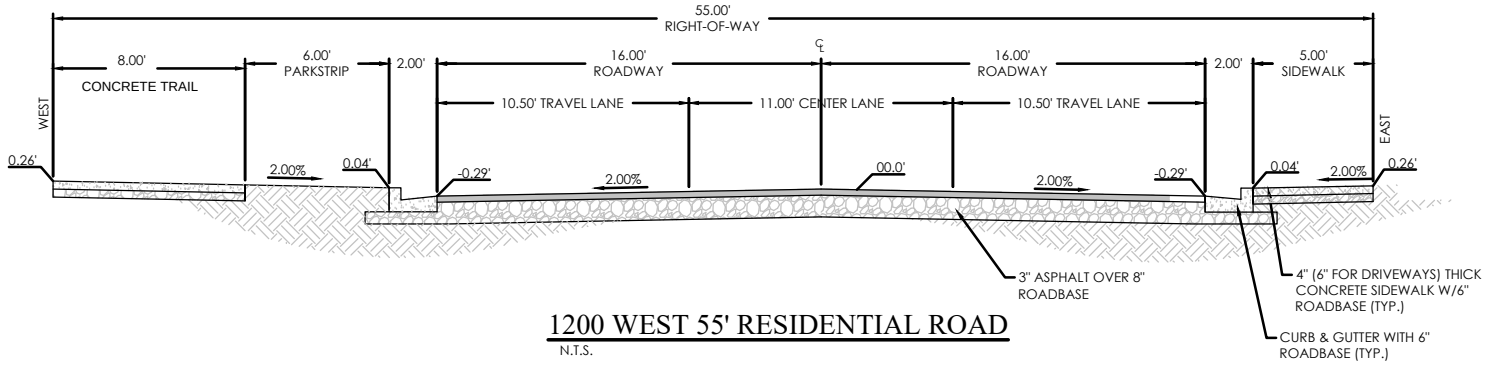
## 58' RESIDENTIAL CROSS SECTION W/ TRAIL

Parcel I Connection to Anderson BLVD

| | |
|---|---|
| Date Created: | 01/08/24 |
| Scale: | N/A |
| Drawn: | BBD |
| Job: | 23-0261 |

10

Z:_2023\23-0261 Anderson Farms Plat H 2023 Layout\design 23-0261\dwg\exhibits\ANDERSON FARMS 58' CROSS SECTION EXHIBIT.dwg




1200 WEST 55' RESIDENTIAL ROAD

N.T.S.

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

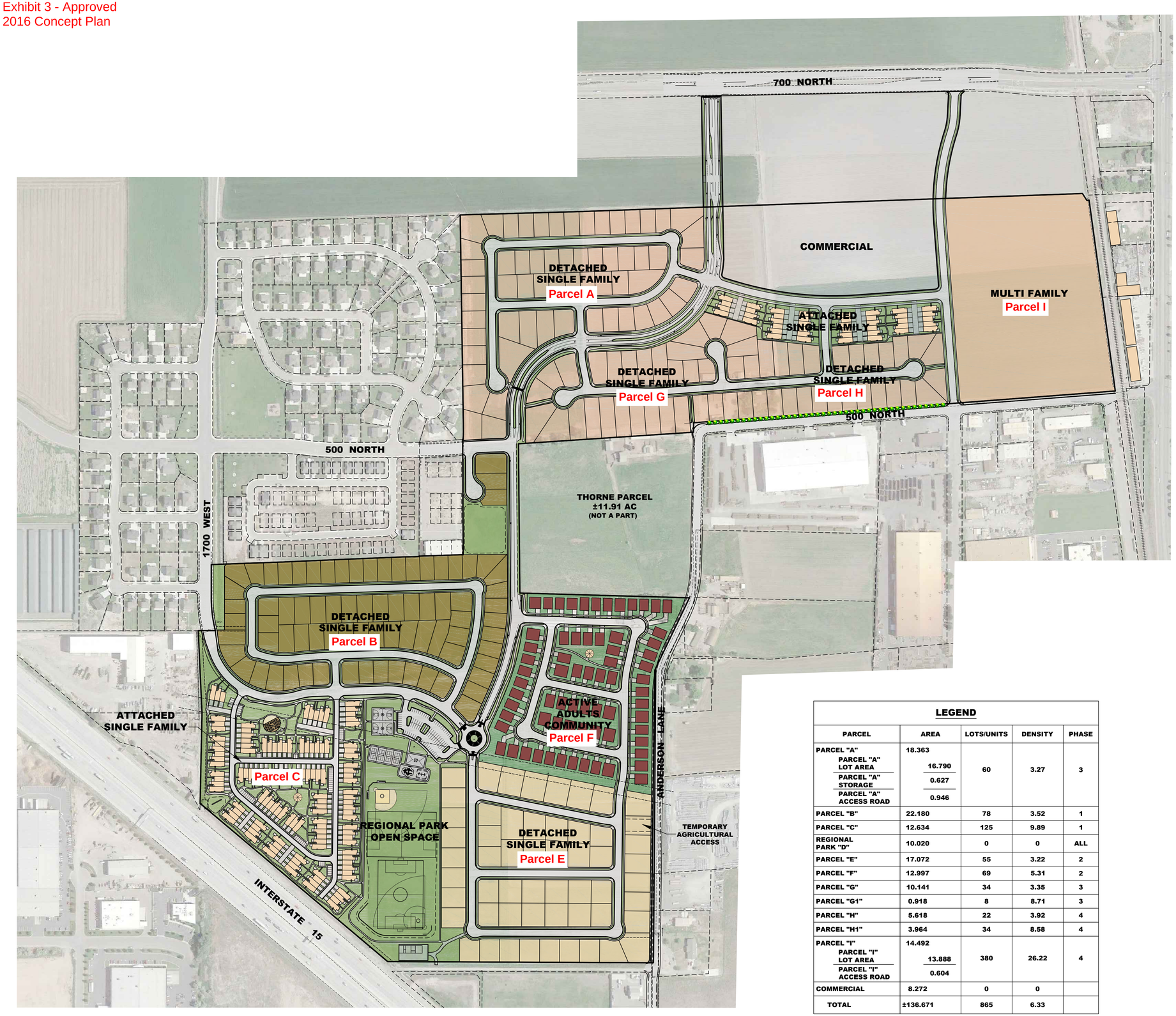
# ANDERSON FARMS
# 1200 WEST CROSS SECTION

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|---|---|
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| Job: | 23-0283 |

11

Z:_2023\23-0283 Anderson Farms 1200 W Backbone\design 23-0283\dwg\exhibits\ANDERSON FARMS 1200 WEST CROSS SECTION EXHIBIT.dwg

Exhibit 3 - Approved
2016 Concept Plan




NORTH

SCALE: 1" = 200'
200 100 0 200

| LEGEND | | | | |
|---|---|---|---|---|
| PARCEL | AREA | LOTS/UNITS | DENSITY | PHASE |
| PARCEL "A" | 18.363 | 60 | 3.27 | 3 |
| PARCEL "A" LOT AREA | 16.790 | | | |
| PARCEL "A" STORAGE | 0.627 | | | |
| PARCEL "A" ACCESS ROAD | 0.946 | | | |
| PARCEL "B" | 22.180 | 78 | 3.52 | 1 |
| PARCEL "C" | 12.634 | 125 | 9.89 | 1 |
| REGIONAL PARK "D" | 10.020 | 0 | 0 | ALL |
| PARCEL "E" | 17.072 | 55 | 3.22 | 2 |
| PARCEL "F" | 12.997 | 69 | 5.31 | 2 |
| PARCEL "G" | 10.141 | 34 | 3.35 | 3 |
| PARCEL "G1" | 0.918 | 8 | 8.71 | 3 |
| PARCEL "H" | 5.618 | 22 | 3.92 | 4 |
| PARCEL "H1" | 3.964 | 34 | 8.58 | 4 |
| PARCEL "I" | 14.492 | 380 | 26.22 | 4 |
| PARCEL "I" LOT AREA | 13.888 | | | |
| PARCEL "I" ACCESS ROAD | 0.604 | | | |
| COMMERCIAL | 8.272 | 0 | 0 | |
| TOTAL | ±136.671 | 865 | 6.33 | |

IVORY HOMES
3340 NORTH CENTER STREET
LEHI, UT. 84043
(801) 407-6800

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Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

# ANDERSON FARMS
LINDON, UTAH

# EXHIBIT B - PROPERTY CONCEPT PLAN

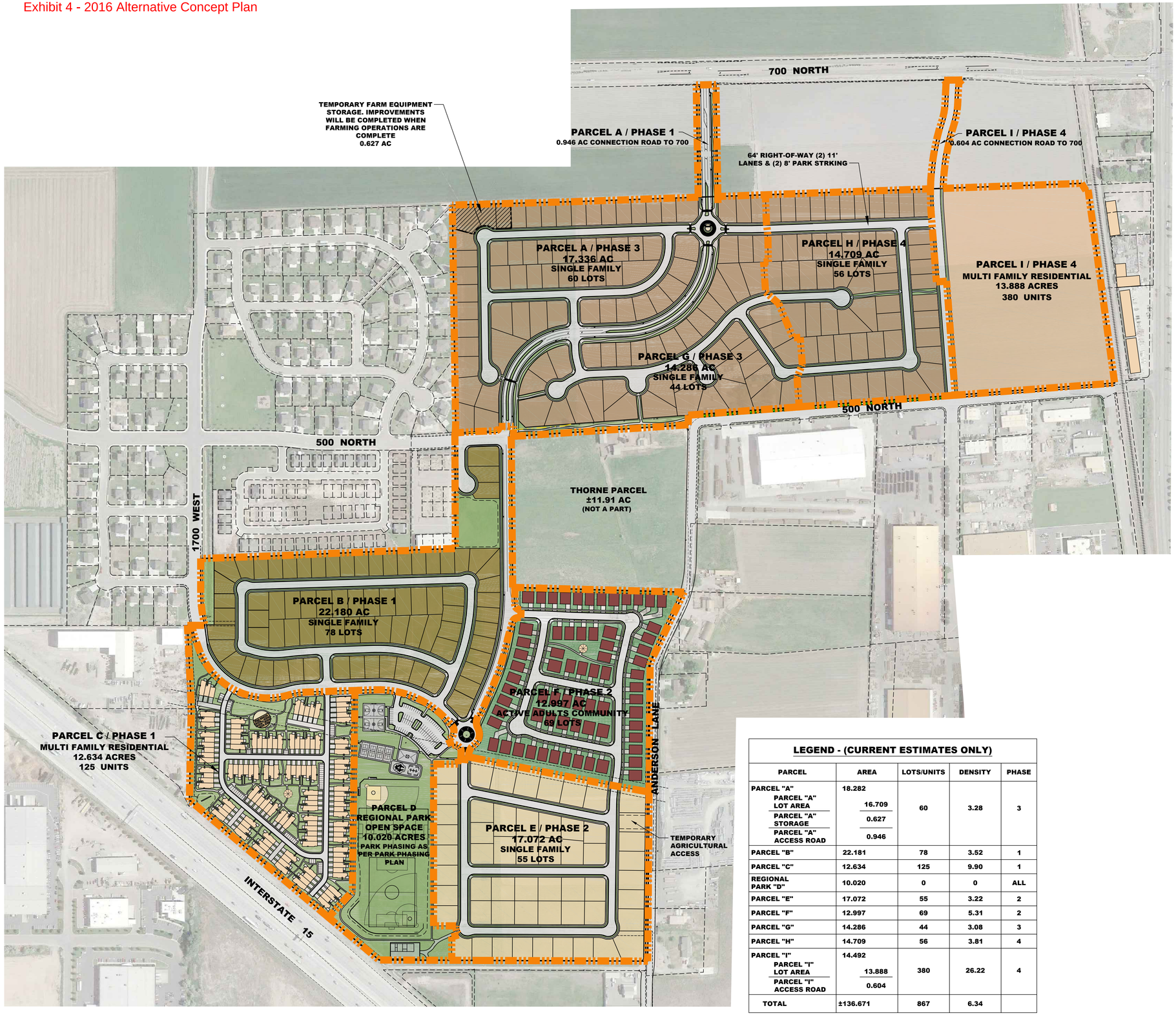
REVISIONS
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2 -
3 -
4 -
5 -

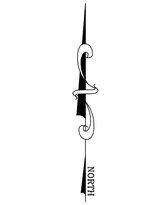
LEI PROJECT #: 2013-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 200'
DATE: 5/2/2016

EXHIBIT
B

U:\LAND DESKTOP PROJECTS\13-1845 ANDERSON FARMS\DWG\EXHIBITS\13-1845 EXHIBIT B-FOR DEV AGREE.DWG 4/25/2016 12:49 PM

Exhibit 4 - 2016 Alternative Concept Plan




## LEGEND - (CURRENT ESTIMATES ONLY)

| PARCEL | AREA | LOTS/UNITS | DENSITY | PHASE |
|---|---|---|---|---|
| PARCEL "A" | 18.282 | | | |
| PARCEL "A" LOT AREA | 16.709 | 60 | 3.28 | 3 |
| PARCEL "A" STORAGE | 0.627 | | | |
| PARCEL "A" ACCESS ROAD | 0.946 | | | |
| PARCEL "B" | 22.181 | 78 | 3.52 | 1 |
| PARCEL "C" | 12.634 | 125 | 9.90 | 1 |
| REGIONAL PARK "D" | 10.020 | 0 | 0 | ALL |
| PARCEL "E" | 17.072 | 55 | 3.22 | 2 |
| PARCEL "F" | 12.997 | 69 | 5.31 | 2 |
| PARCEL "G" | 14.286 | 44 | 3.08 | 3 |
| PARCEL "H" | 14.709 | 56 | 3.81 | 4 |
| PARCEL "I" | 14.492 | | | |
| PARCEL "I" LOT AREA | 13.888 | 380 | 26.22 | 4 |
| PARCEL "I" ACCESS ROAD | 0.604 | | | |
| TOTAL | ±136.671 | 867 | 6.34 | |

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ANDERSON FARMS
LINDON, UTAH

EXHIBIT E - EXAMPLE OF MODIFIED CONCEPT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 200'
DATE: 5/2/2016

EXHIBIT
E

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Exhibit 4.1 - Proposed Alternative Concept Plan

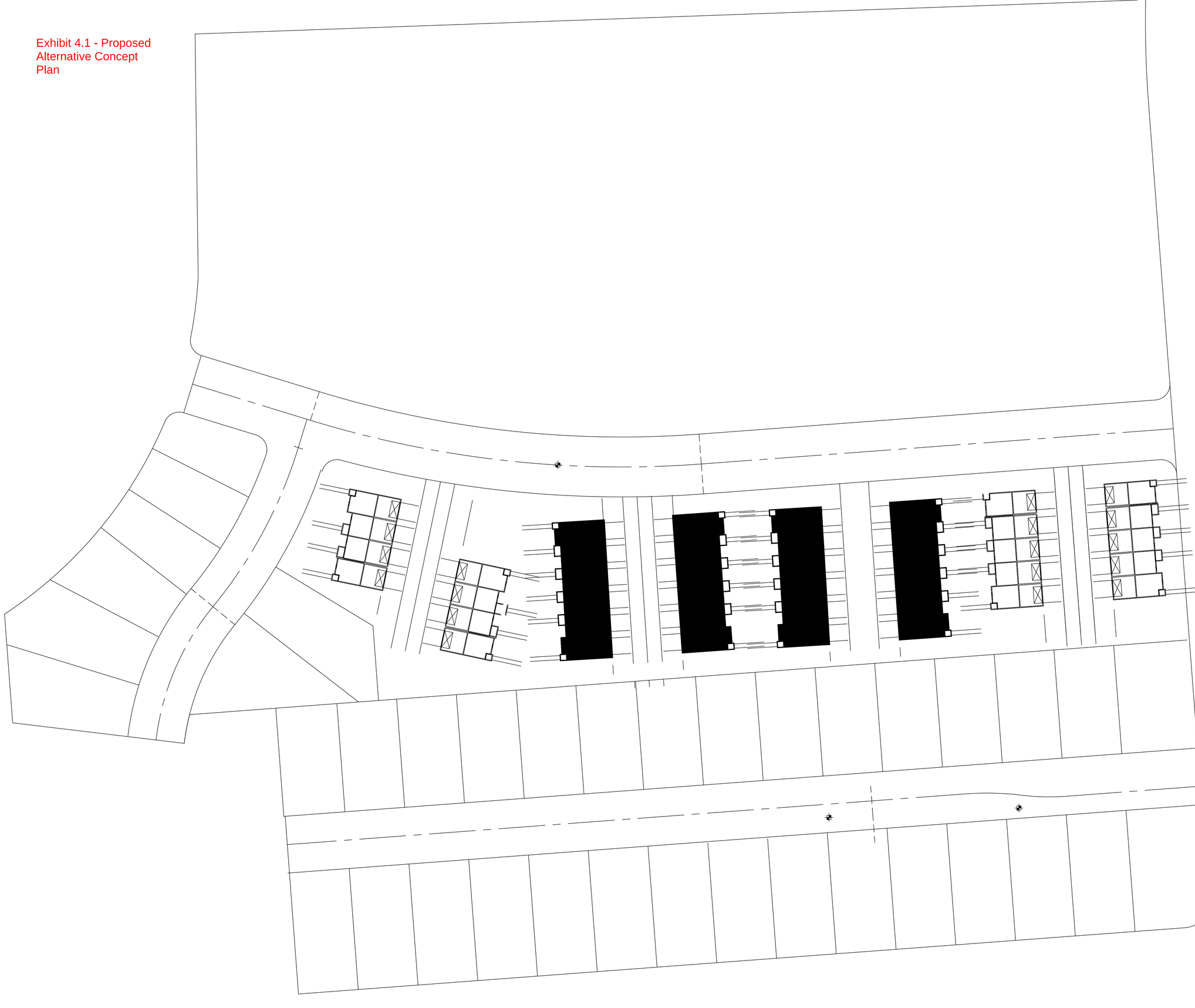
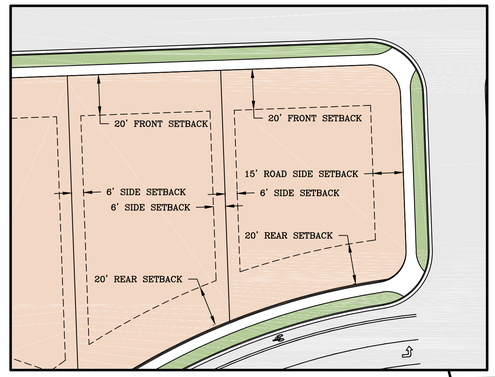
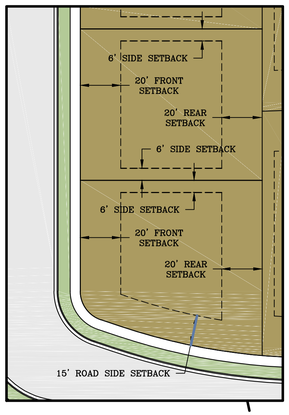
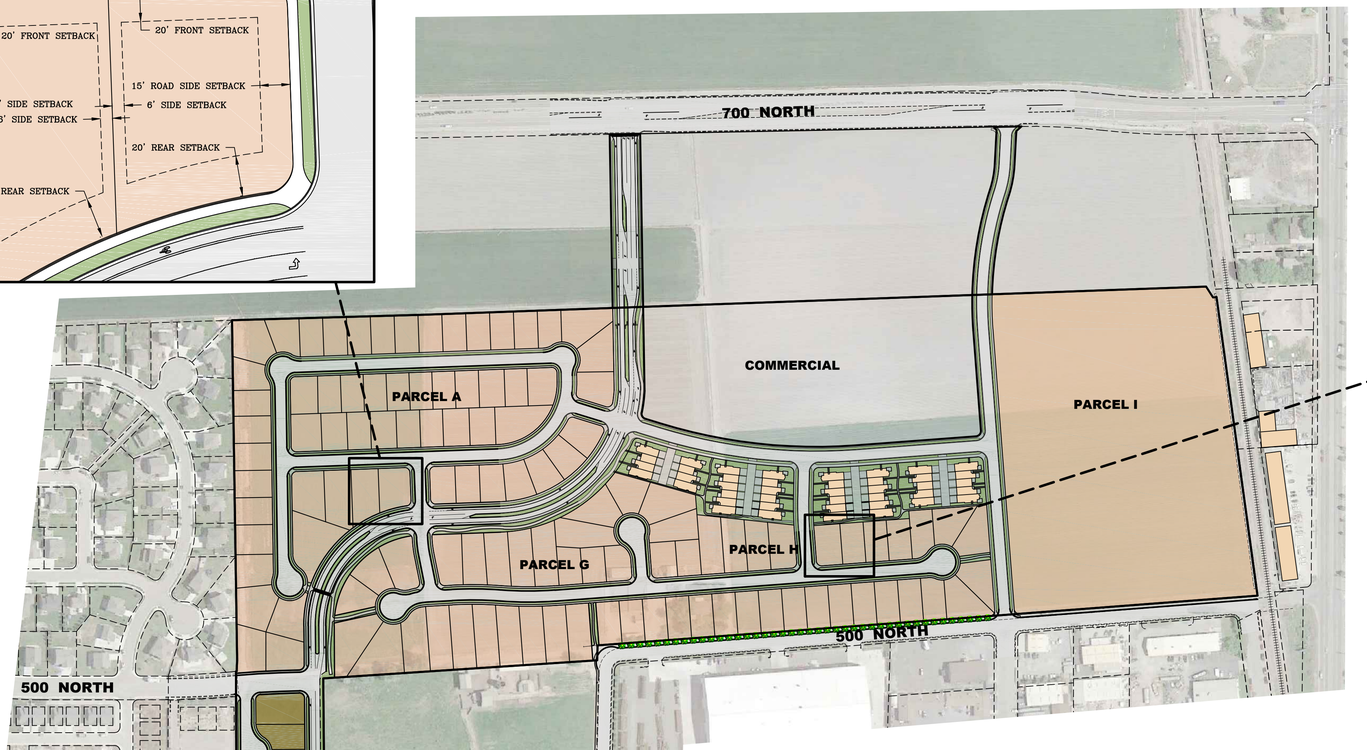
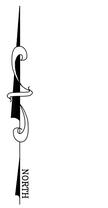


Exhibit 5 - 2016 Lot size and setback exhibit

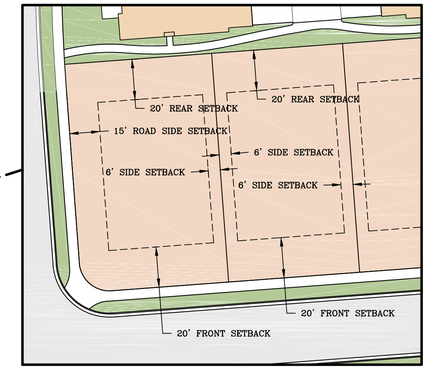


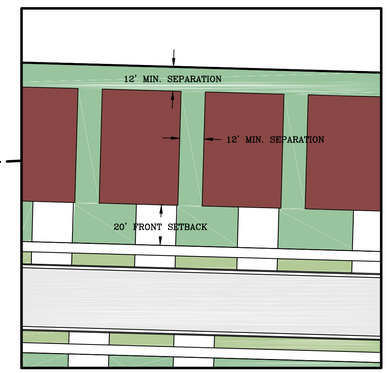



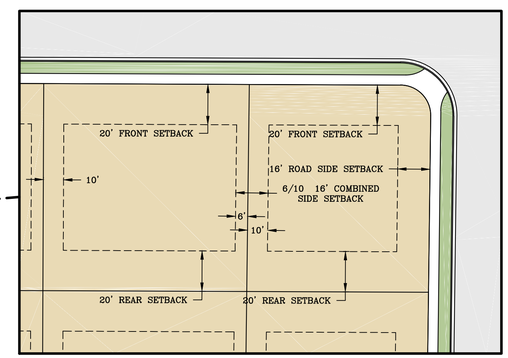




SCALE: 1" = 200'
200 100 0 200




## SINGLE FAMILY LOT SETBACKS

| PARCEL | FRONT SETBACK | REAR SETBACK | SIDE SETBACK | ROAD SIDE SETBACK |
|---|---|---|---|---|
| PARCEL A | 20' | 20' | 6'/6' | 15' |
| PARCEL B | 20' | 20' | 6'/6' | 15' |
| PARCEL E | 20' | 20' | 6'/10' | 16' |
| PARCEL G | 20' | 20' | 6'/6' | 15' |
| PARCEL H | 20' | 20' | 6'/6' | 15' |

## ACTIVE ADULTS COMMUNITY SETBACKS(NO LOT LINES)

| PARCEL | FRONT SETBACK | REAR SETBACK | BUILDING SEPARATION |
|---|---|---|---|
| PARCEL F | 20' | 12' | 12' |

## MULTI FAMILY TOWNHOMES SETBACKS

| PARCEL | FRONT SETBACK | REAR SETBACK | BUILDING SEPARATION |
|---|---|---|---|
| PARCEL C | 20' | 10' | 10' |

## SINGLE FAMILY LOT SIZES

| PARCEL | SMALLEST LOT | AVERAGE LOT | LARGEST LOT |
|---|---|---|---|
| PARCEL A | 6,720 SF | 8,377 SF | 16,569 SF |
| PARCEL B | 5,580 SF | 6,676 SF | 11,232 SF |
| PARCEL E | 7,941 SF | 9,553 SF | 16,317 SF |
| PARCEL G | 6,651 SF | 8,978 SF | 15,997 SF |
| PARCEL H | 6,651 SF | 8,446 SF | 11,287 SF |

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# ANDERSON FARMS
LINDON, UTAH

# EXHIBIT K
# MINIMUM LOT SIZES AND LOT SETBACKS

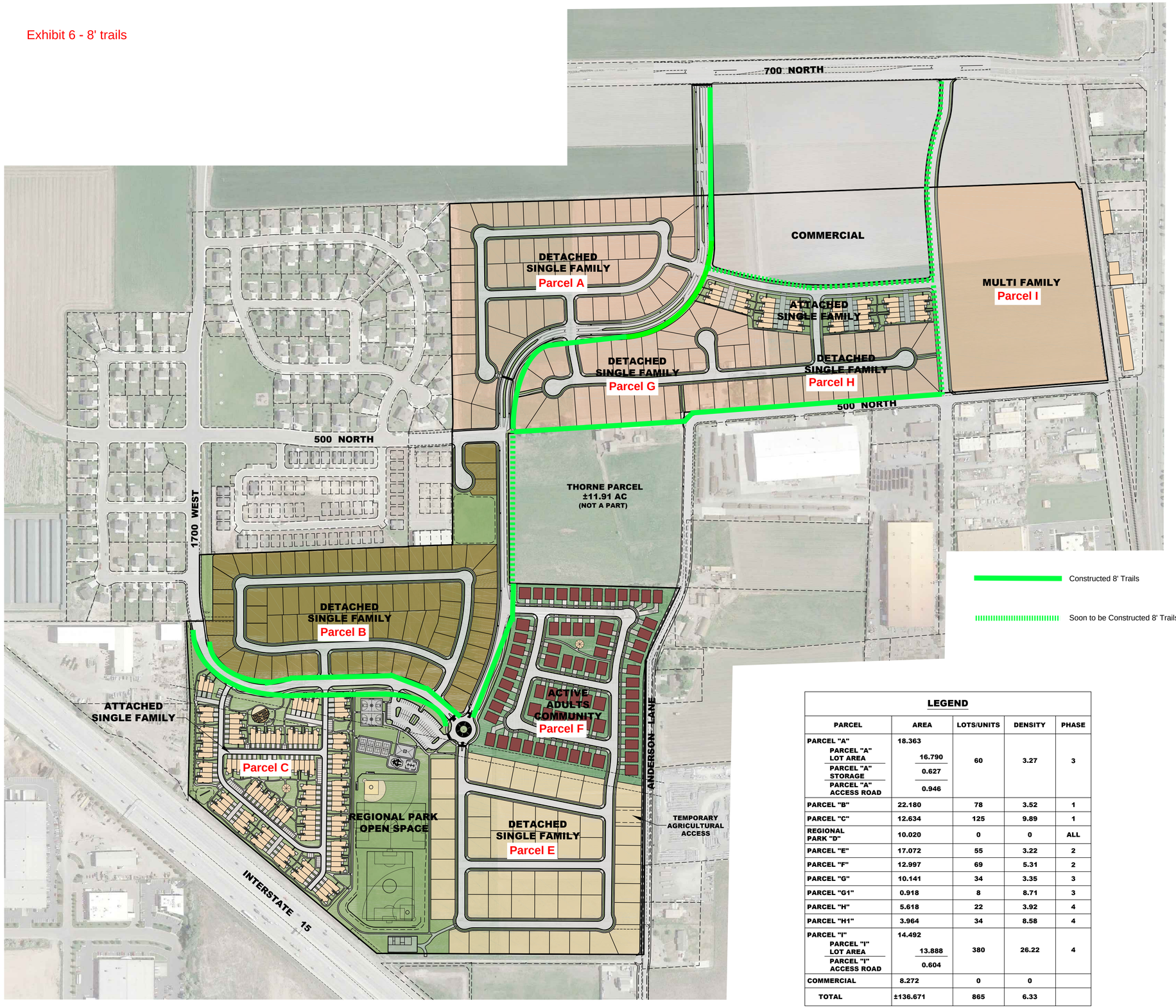
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 200'
DATE: 5/2/2016

EXHIBIT
K

U:\LAND DESKTOP PROJECTS\13-1845 ANDERSON FARMS\DWG\EXHIBITS\13-1845 EXHIBIT K-FOR DEV AGREE.DWG 4/25/2016 1:06 PM

Exhibit 6 - 8' trails




NORTH

SCALE: 1" = 200'

200 100 0 200

| LEGEND | | | | |
|---|---|---|---|---|
| PARCEL | AREA | LOTS/UNITS | DENSITY | PHASE |
| PARCEL "A" | 18.363 | 60 | 3.27 | 3 |
| PARCEL "A" LOT AREA | 16.790 | | | |
| PARCEL "A" STORAGE | 0.627 | | | |
| PARCEL "A" ACCESS ROAD | 0.946 | | | |
| PARCEL "B" | 22.180 | 78 | 3.52 | 1 |
| PARCEL "C" | 12.634 | 125 | 9.89 | 1 |
| REGIONAL PARK "D" | 10.020 | 0 | 0 | ALL |
| PARCEL "E" | 17.072 | 55 | 3.22 | 2 |
| PARCEL "F" | 12.997 | 69 | 5.31 | 2 |
| PARCEL "G" | 10.141 | 34 | 3.35 | 3 |
| PARCEL "G1" | 0.918 | 8 | 8.71 | 3 |
| PARCEL "H" | 5.618 | 22 | 3.92 | 4 |
| PARCEL "H1" | 3.964 | 34 | 8.58 | 4 |
| PARCEL "I" | 14.492 | 380 | 26.22 | 4 |
| PARCEL "I" LOT AREA | 13.888 | | | |
| PARCEL "I" ACCESS ROAD | 0.604 | | | |
| COMMERCIAL | 8.272 | 0 | 0 | |
| TOTAL | ±136.671 | 865 | 6.33 | |

IVORY HOMES
3340 NORTH CENTER STREET
LEHI, UT. 84043
(801) 407-8800

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office@lei-eng.com
www.lei-eng.com

# ANDERSON FARMS
LINDON, UTAH

# EXHIBIT B - PROPERTY CONCEPT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 200'
DATE: 5/2/2016

EXHIBIT
B

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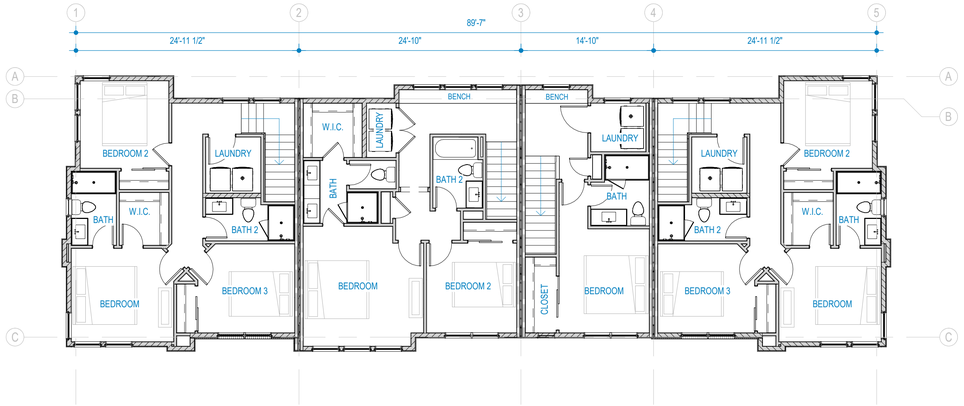






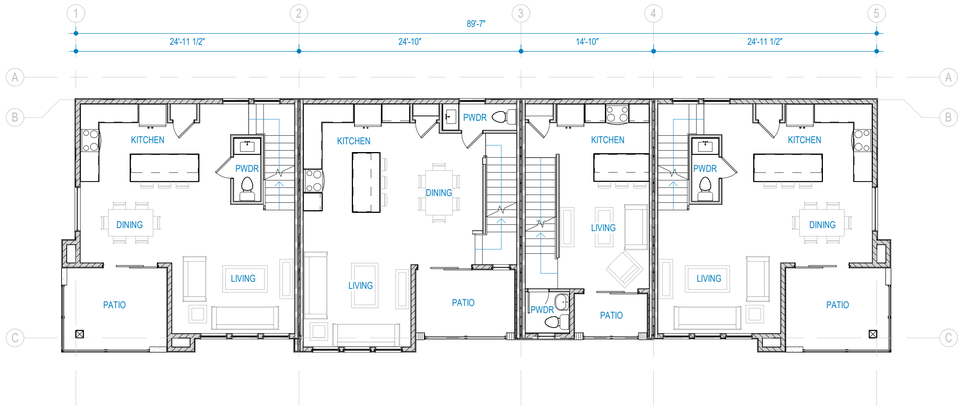






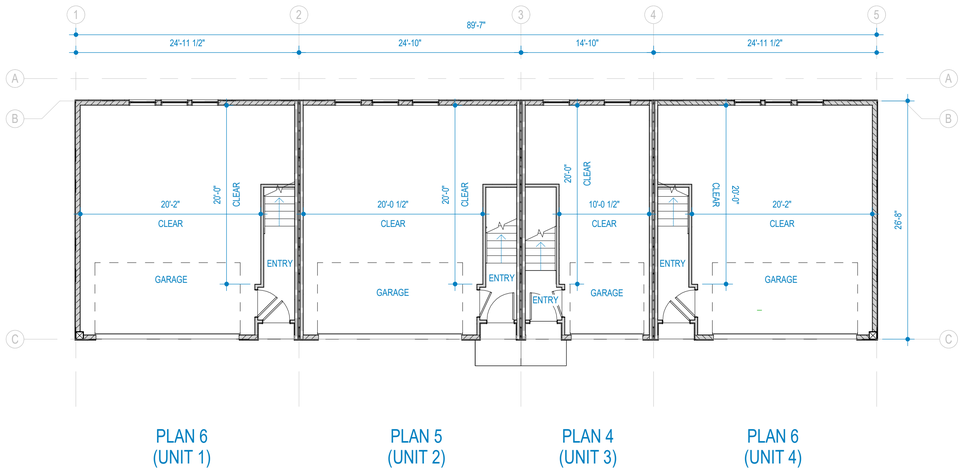

PLAN 6 (UNIT 1) | PLAN 5 (UNIT 2) | PLAN 4 (UNIT 3) | PLAN 6 (UNIT 4)

## 3 LEVEL 3
1/8" = 1'-0"




PLAN 6 (UNIT 1) | PLAN 5 (UNIT 2) | PLAN 4 (UNIT 3) | PLAN 6 (UNIT 4)

## 2 LEVEL 2
1/8" = 1'-0"




PLAN 6 (UNIT 1) | PLAN 5 (UNIT 2) | PLAN 4 (UNIT 3) | PLAN 6 (UNIT 4)

## 1 LEVEL 1
1/8" = 1'-0"

Plot Date: 12/18/2023 11:53:38 AM



## 4 3D VIEW (OVERALL)



## 5 3D VIEW (FRONT)



## 6 3D VIEW (BACK)

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9672 South 700 East Suite 203
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SEAL:

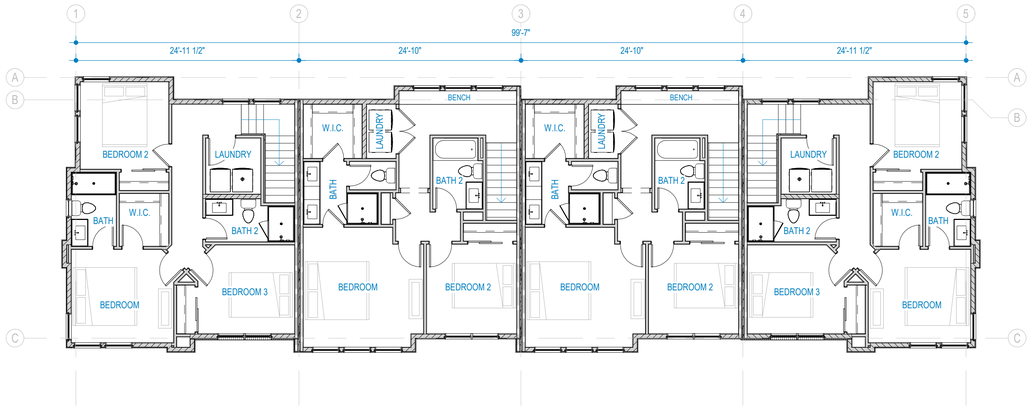
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LEHI, UTAH

project no: 2342
date: 2023.12.18
revisions:

CONCEPT

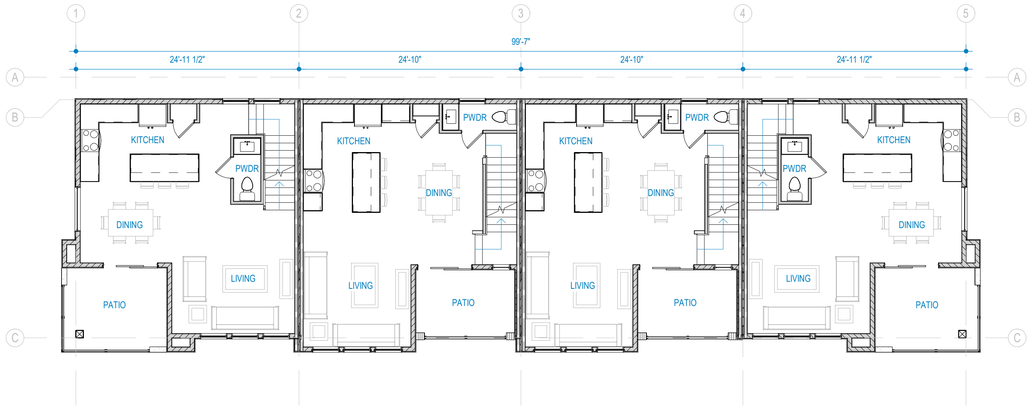
sheet:
PROPOSED PLANS

P01



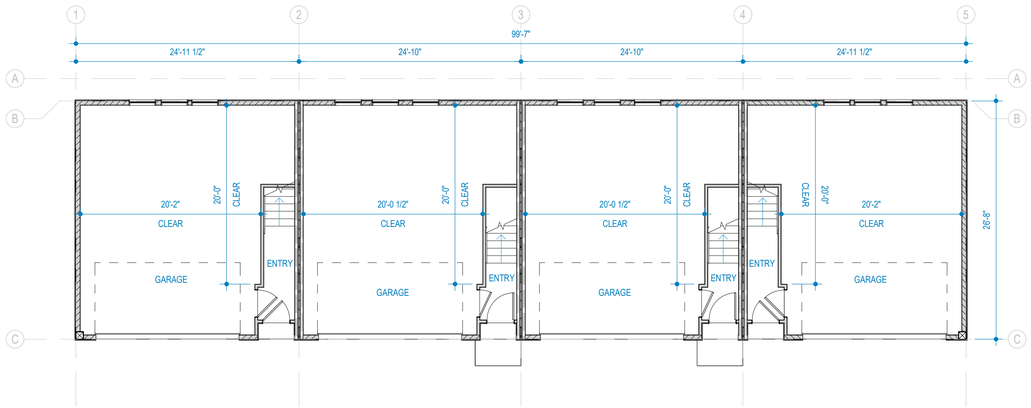

PLAN 6 (UNIT 1) | PLAN 5 (UNIT 2) | PLAN 5 (UNIT 3) | PLAN 6 (UNIT 4)

## 3 LEVEL 3
1/8" = 1'-0"




PLAN 6 (UNIT 1) | PLAN 5 (UNIT 2) | PLAN 5 (UNIT 3) | PLAN 6 (UNIT 4)

## 2 LEVEL 2
1/8" = 1'-0"




PLAN 6 (UNIT 1) | PLAN 5 (UNIT 2) | PLAN 5 (UNIT 3) | PLAN 6 (UNIT 4)

## 1 LEVEL 1
1/8" = 1'-0"

Plot Date: 12/18/2023 12:00:18 P.M.



## 4 3D VIEW (OVERALL)



## 5 3D VIEW (FRONT)



## 6 3D VIEW (BACK)

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SEAL:

project: INNOVATION PARK B2B TOWNS CONCEPT 2
LEHI, UTAH

project no: 2342

date: 2023.12.18

revisions:

CONCEPT 2

sheet: PROPOSED PLANS

P01

9. **9(a): Minor Subdivision Plat– Anderson Farms Apartments– Approx. 1200 W. 500 N. and;**
   **9(b): Anderson Farms Apartments Site plan approval.** The applicant requests site plan approval for a 380-apartment project. Section 4.2.9 in the Anderson Farms development agreement states that the Anderson Farms Apartments site plan must appear before the City Council for final approval. *(35 minutes)*

**Sample Motion:** See attached information from planning department.

# Minor Subdivision and Site Plan Approval – Anderson Farms Apartments – Approximately 1200 W. 500 N.

**Date:** January 16, 2024
**Applicant**: ICO Development

**Presenting Staff**: Mary Barnes

**Project Address:** Approx. 1200 W. 500 N.
**Property Owner(s)**: ICO Multifamily Holdings, LLC

**Parcel ID**: #14:064:0155

**Type of Decision**: Administrative

**Council Action Required**: Yes
**City File Number**: 22-042-2




| Existing Zoning | General Plan | Existing Use | Development Size | Access |
|---|---|---|---|---|
| Anderson Farms Planned Development (AFPD) | Residential High | Vacant Lot/Farmland | 13.25 acres | Two access points from 1200 W, and one from 500 N |

**Summary of Key Issues**

- The City Council will be reviewing two applications as part of the approval for Anderson Farms Apartments:
  a. Minor Subdivision – The subdivision plat will divide the land into two lots for phasing purposes.
  b. Site Plan Approval – The site plan must comply with the Anderson Farms Planned Development zone and the recorded development agreement with Ivory Homes.

**Overview**

1. ICO Development proposes to develop a 380-unit apartment project.
2. In February 2016, the city approved a Master Development Agreement with Ivory Development for a mixed housing type development in the western area of the city, which would be completed in phases. A new zone was created for this area, called the Anderson Farms Planned Development (AFPD) zone.
3. As a summary, the development agreement addresses items such as the total number of units, types of units, setbacks, open space, and phased development infrastructure for most of those phases.
4. The Anderson Farms development has a maximum residential count of 500 single-family homes (detached single-family and townhomes) and 380 multi-family units. This application is for the multi-family/apartment phase.
5. In this phase, there will be four two-story 6-plexes and two 3-story 10-plexes on the western side of the project. There will also be two three-story apartment buildings located in the middle of the

project and three four-story apartment buildings along the eastern side of the project. This will allow for a housing transition from the neighboring single-family homes and smaller multi-family to the west.

6. A clubhouse and five other amenities will be provided for the multi-family residents. 54 covered garages will be provided on the eastern property line.
7. The proposed development will provide 724 parking stalls, with 1.91 parking stalls per unit.
8. The density is 28.65 units/per acre.
9. A traffic study was completed to show the impact of the development on the surrounding roads. The results of the traffic study are discussed in the staff report.
10. Sections 4.2.8 and 4.2.9 of the development agreement both state that the planning commission will make a recommendation to the city council on the plat and the multi-family phase, and the city council will act as the final land use authority.
11. The planning commission recommended approval for both items on January 9, 2024.
12. Third-party notices were sent to the surrounding neighbors on December 29, 2023. The only complaint received expressed concern regarding the need for a traffic signal at Geneva Rd/500 N. This is further discussed in the staff report.

**Surrounding Zoning and Land Use**

**North: Lindon Village Commercial (LVC)** – Vacant lot/farmland
**East: Mixed Commercial (MC) –** Railroad tracks, various businesses
**South: High Industrial (HI)** – Various high industrial uses, a ballet school
**West: Anderson Farms Planned Development (AFPD)** – Vacant lot, will be Anderson Farms Plat H

**Minor Subdivision Motion – Anderson Farms Apartments Plat**

I move to (approve, deny, or continue) the applicant's request for minor subdivision approval of the Anderson Farms Apartments Plat with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents and plat;
2. Complete (or post an adequate improvement completion assurance), warrant and post required assurance for all required public infrastructure improvements;
3. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto;
4. All utilities will be coordinated with the street cross-section for 1200 W;
5. The plans and plat will meet and be constructed as per specifications as found in the Lindon City Development Manual and Master Development Agreement; and
6. All items of the staff report.

**Site Plan Motion – Anderson Farms Apartments**

I move to (approve, deny, or continue) the applicant's request for Site Plan approval for the Anderson Farms Apartments located at approximately 1200 W. 500 N. with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
2. The plans will meet development specifications as found in the Lindon City Development Manual;
3. The plans will follow the requirements found in the Master Development Agreement;
4. The applicant and the city have worked together in good faith to determine architectural standards, setbacks, building heights and minimum building separations, parking and private roadway design, traffic flow, and landscaping;
5. The applicant will comply with all bonding requirements, if applicable; and
6. All items of the staff report.

**Minor Subdivision Standards**

The applicant is requesting to subdivide the 13.25-acre property into two lots for phasing, construction, and financing purposes. Phasing the construction ensures that the project is more manageable for the construction team and helps to manage the overall cost over time. Additionally, lenders typically require developers to subdivide the land to separate and secure parcels as collateral for loans. Therefore, a subdivision plat is needed to separate the 13 acres into two smaller, more manageable pieces. Please see the phasing plan in Exhibit 4 for a visual representation.

The AFPD zone does not have any specific development standards like lot size, width, depth, or frontage. Instead, it simply refers to the development agreement. The development agreement does not provide a required frontage for lots within this phase of the overall Ivory Homes development. All other phases do have development standards regarding lot size, width, depth, and frontage in the development agreement.

As part of this minor subdivision, the applicant will improve the north side of 500 N. Anderson Farms Plat H, the neighboring phase to the west, will construct the entirety of 1200 W. as per the development agreement and an agreement between Ivory Homes and ICO Development. A proposed change is being made to the current street cross-section of 1200 W, although no change will be made to the street right-of-way width. This proposed change will widen the asphalt to allow for a middle turning lane, while also taking out the planter on the east side of the street. The east side is the same side as the apartment development.

- The city engineer believes that this will increase the safety of residents who are driving on 1200 W
- The applicant and Ivory Homes are aware of this proposed change.
- Because the east side planter may be removed, any required utilities (for streetlights or fire hydrants) may need to be installed on the property for the apartments. If that is the case, additional easements will need to be added to the plat to ensure that the city can access these utilities for maintenance. A condition has been added to the minor subdivision motion to coordinate all utilities with the 1200 W cross-section.
- This will also result in an 8' trail on the west side of the road, which is next to Plat H.

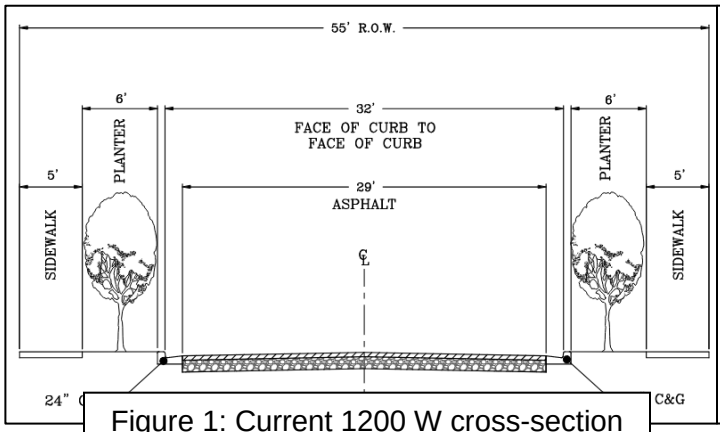



Figure 1: Current 1200 W cross-section

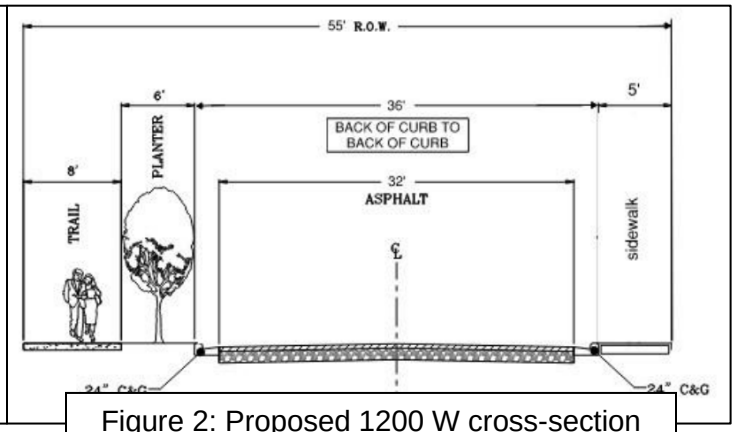



Figure 2: Proposed 1200 W cross-section

**Development Agreement Standards**

The development agreement outlines strict requirements for most phases of the overall Ivory development; however, it does not do the same with the multi-family project. Section 3.4 of the development agreement states:

> *"The parties contemplate the development of the Multi-Family Units will occur in the later stages of the development of the Property and at this time do not include specific requirements relating to the development of Parcel I. At the time Developer decides to initiate development of Parcel I, the parties agree to work together in good faith to address design and development issues including, but not limited to, architectural standards, setbacks, building heights and minimum building separations, parking and private roadway design and traffic flow, and landscaping. The parties agree to establish such designs and standards so as to develop a high-quality apartment complex that is consistent with the overall Project and to incorporate these requirements into the recorded*

*plat(s) for Parcel I. As an example, and included for illustrative purposes only, the multi-family Phases may be developed as depicted on Exhibit F."*

The development agreement has only two sections related to the design of the development; Section 7.4.8 and Exhibit F, which is included in this staff report under Exhibit 7.

**Section 7.4.8**

| **Requirement** | **Provided?** |
|---|---|
| (a) Full storm water basin detention improvements, including landscaping, will be completed for the basin that will service this Parcel | Yes, according to our engineers, this project will be doing underground detention for this particular site. As for the overall Ivory development, both detention basins have already been installed (Anderson Park and the small basin across from the Thorne farm). |
| (b) Pressurized irrigation system, including source for the Project and a connection to the existing City pressurized irrigation system, will be completed | Yes, the pressurized irrigation system has been updated for the overall development throughout previous phases. This development simply has to tap into that system when the secondary water lines are put into 1200 W. |
| (c) This Phase will include all the remaining road improvements for the 1200 W connector out to 700 N | Yes, Ivory Homes will be constructing the roads |
| (d) All improvements on 500 N as shown in Exhibit J2 adjacent to the subdivision; and | Yes, the requirement improvements along 500 N. will be installed with this development, as shown on the civil plans. |
| (e) The Sewer/Ground Water Lift Station, with the associated Off-Site improvements, will be substantially completed and functional. | Yes, the sewer/ground water lift station was built in 2017 during the first few phases of the overall Ivory development. |

**Site Plan Development Standards**

**1. Setbacks**

Anderson Farms zoning district (17.41.110) provides minimum residential setbacks for single-family homes. However, Section 3.4 of the development agreement specifically states: "*the parties agree to work together in good faith to address design and development issues including, but not limited to… setbacks…*" Figure 3 shows the buildings, their corresponding identifying letters, and the red property lines.

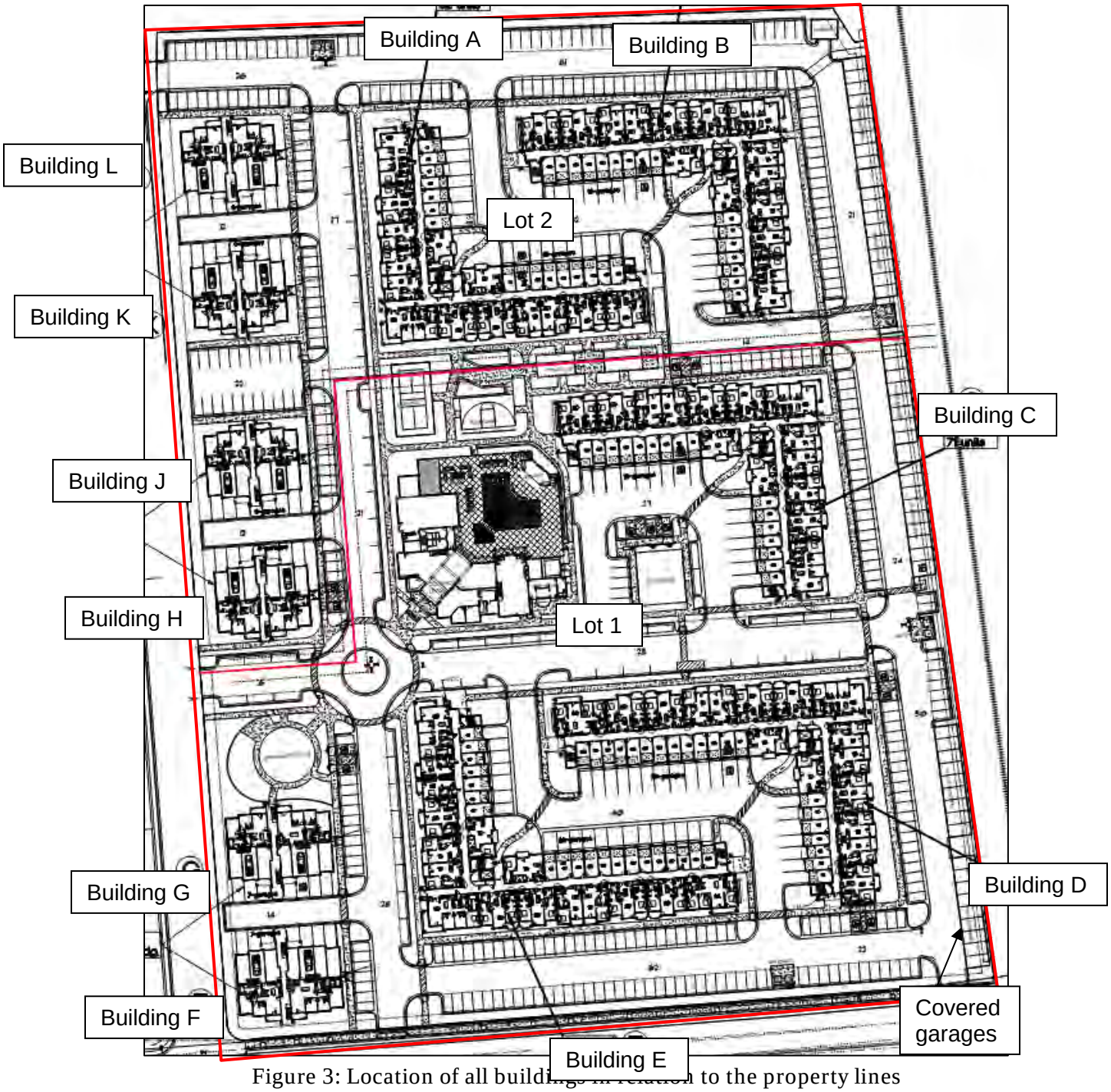



Figure 3: Location of all buildings in relation to the property lines

Below are the setbacks from the closest buildings to the property lines of both lots.

**Lot 1**

| | |
|---|---|
| North Setback (side) - from Building C | 31’ |
| East Setback (rear) - from covered garages | 0’ |
| South Setback (side) – from Building F to 500 N. | 11’1” |
| West Setback (front) – From Building F&G to 1200 W. | About 11’7” |

**Lot 2**

| | |
|---|---|
| North Setback (side) - from Building B | 76’6” |
| East Setback (rear) - from covered garages | 0’ |
| South Setback (side) – from Building A | 25’9” |
| West Setback (front) – From Building J&H to 1200 W | About 18’11” |

A requirement in the building code states that for certain building types, a wall that is closer than 10 ft to a property line must be fire-rated. Staff has made the applicant aware that the covered garages on the east side of the project may need to have fire-rated walls. This will be properly determined in the future building permit review. These covered garages will help to block the view of the train tracks/neighboring industrial buildings and provide more covered parking spaces for tenants.

### 2. Traffic Flow and Private Roadway Design

The development will be accessed from both 1200 W. and 500 N., there are two access points on 1200 W. and one on 500 N. The city engineers and the fire department have determined that fire trucks will be able to adequately maneuver within the development. Staff requested three egress lanes for the 500 N access; One going into the development, and right-turn/left-turn lanes leaving the development. The roadways within the development will have parking spaces and park strips buffering almost all sidewalks and pedestrian ways from the road. Crosswalk striping will be installed for crosswalks.

A traffic study was completed to show the impact of traffic from this development on the streets surrounding the development. This study looked at four scenarios of traffic – 1) a 2025 scenario; 2) a 2025 opening year with the project scenario; 3) a 2030 future year scenario; and 4) a 2030 future year with the project scenario. To be clear, the "project" is the apartment development.

| Scenario explanation | Findings |
|---|---|
| Scenario 1 projected traffic in 2025 without the impact of the project. | The study found that without any change, the intersection at Anderson Blvd/700 N would be at a Level Of Service (LOS) F, meeting the warrant for a signalized intersection. It recommended that the intersection be signalized by 2025. Once signalized, it would function with a LOS B. It is also highly recommended that Geneva Rd/500 N be signalized. |
| Scenario 2 projected traffic in 2025 with the addition of the project opening in 2025. | With signalized intersections at Anderson Blvd/700 N and Geneva Rd/500 N, all intersections and accesses from the development will function with an acceptable LOS. |
| Scenario 3 projected traffic in 2030 without the impact of the project. | With signalized intersections at Anderson Blvd/700 N and Geneva Rd/500 N, all intersections will function with an acceptable LOS. |
| Scenario 4 projected traffic in 2030 with the addition of traffic from the project that had been open for about 5 years. | With signalized intersections at Anderson Blvd/700 N and Geneva Rd/500 N, all intersections and accesses from the development will function with an acceptable LOS. |

The study recommends that a traffic signal be installed at Anderson Blvd/700 N and Geneva Rd/500 N before the project opens in 2025. Staff has already entered into discussions with UDOT to put a traffic signal at Anderson Blvd/700 N, and is under design. UDOT and staff are aware of the need for a traffic signal on Geneva Rd/500 N, the traffic signal has already been designed and funded. However, due to the proximity to the railroad, permission is needed from Union Pacific and this is ongoing. The need for a traffic signal at this intersection has been noted, and staff will continue to work towards reaching an agreement with the different stakeholders involved.

### 3. Parking

Exhibit F in the Anderson Farms Development agreement for Anderson Farms shows the allowable parking tabulation for this multi-family phase, which is 1.8 stalls/unit - see exhibit 7 in this document. The applicant has provided 1.91 stalls/unit on this project, for a total of 724 stalls. These stalls are provided in three areas:

- Surface parking: 544 stalls
- Tuck-under building garage parking: 126 stalls

- Detached garage parking: 54 stalls

The development includes 17 ADA stalls, which meets the ADA parking requirement. The "tuck-under garage" parking stalls are located within the apartment buildings, and the "detached garage" parking stalls are located in stand-alone garages on the east side of the project. Garage parking stalls will be assigned to units. Surface parking will be free for tenants and visitors.

### 4. Fencing and Trail Connections

According to Exhibit J2 in the development agreement, the applicant is required to install an 8 ft masonry wall and trees in tree grates along 500 N. Please see the exact street cross-section below:

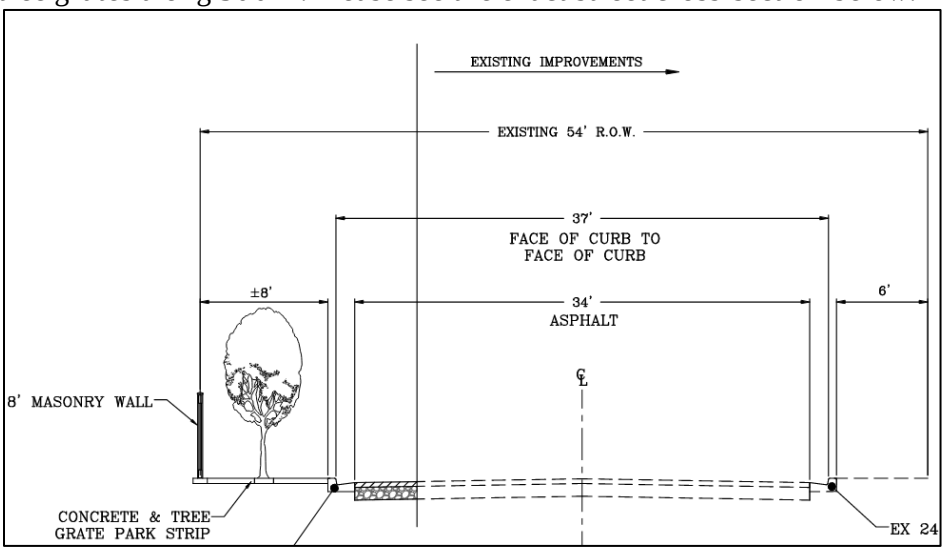



Figure 4: Exhibit J2, 500 N Industrial Area cross-section

There is a plan in the works with Mountainland Association of Governments (MAG) regarding installing a Historic Rail Trail that would extend from Lehi to Vineyard, following the rail line. This trail would be next to the railroad tracks outside the eastern border. Connections to this trail have been preserved along the eastern property line.

A majority of the east property line has covered parking garages that will act as a barrier. Because staff is not sure when the trail will be installed, we are requiring temporary fences to be put up at the trail connections. This is to ensure tenants and their children do not go on to the railroad while there is no trail. Staff wants to ensure that the trail connections will be installed upfront so that they will be ready when the trail is finished.

### 5. Landscaping and Amenity Spaces

The AFPD zone and the Anderson Farms development agreement do not have landscaping requirements for this phase of the project. However, the applicant has provided 98,884 sq ft or 2.27 acres of landscaping. 19% of the landscaping is lawn and 81% of the landscaping is more waterwise, like planting beds with rock mulch.

- The landscaping plan includes trees lining the north property line, and trees in tree grates along 500 N to the south.
- All trees are from the approved Lindon tree planting guide.
- Shrubs, rocks, and other water-wise landscaping surround the buildings. The small amount of lawn will be used in the park/tot lot area next to 1200 W, as well as in some of the park strips within the development.

Aside from the typical landscaping areas, six amenities will be provided for the residents.

1. Club House – fitness center, business center, yoga classroom, club room, mail center, dog spa, and leasing area.
2. A community pool and spa amenity space next to the clubhouse. This area also includes seating and lounge furniture areas, a fire pit, a grilling station, and shade structures. This area will be landscaped with a few trees and shrubs.
3. A community green space located just north of the clubhouse pool area, with a pickleball court, a half basketball court, a fire pit, a putting green, etc. This area will be landscaped with shade trees, shrubs, raised garden planters, and ornamental grasses.
4. A park/tot lot amenity space located next to 1200 W, which will have playsets, picnic tables, park benches, and a small walking path. This will be landscaped with mostly shade trees, a few shrubs, and lawn.
5. A dog park, with artificial turf and park benches. This area will be landscaped with a few trees and shrubs along the outside of the dog park.
6. Rooftop terraces are being provided on Buildings B, C, and D. These will have gas fireplaces, lounge furniture, and event space for the tenants.

Staff believes that the applicant has provided an adequate amount of landscaping and amenities. Lindon's current waterwise landscaping requires that lawn in multifamily developments shall not exceed twenty percent (20%) of the total landscaped area, outside of active recreation areas. This meets our requirements. The amenities will be of great value for the future Lindon residents who will live in this development.

### 7. Lighting

The applicants will be installing the parking lot lights as well as building lighting. A photometric study was completed for the development which does not show any light spillover onto adjacent properties. Figure 4 shows the type of lights that will be on the buildings and in the parking lots. The lights will project downwards.



Figure 4: Lighting types for the project (for buildings and parking lots)

Lindon Standard Street Lights will be required at the corner of 1200 W. and 500 N., and along 500 N.

### 8. Solid Waste Pickup

The applicant is proposing eight dumpsters in the parking lot to serve the residents.

### 9. Building Design Standards

There are no strict design standards outlined in the zone or the development agreement. However, section 3.4 of the development agreement states: "*the parties agree to work together in good faith to address design and development issues including, but not limited to... architectural standards... building heights and minimum building separations...*"

| Name | Height | Stories | Units | Architectural standards |
|---|---|---|---|---|
| A | 37'11" | 3 | 52 | The primary materials for Building A are brick and split-faced block at the lower levels and Hardie board or stucco for the upper level. A cornice has been provided along the roofline, and the building has a significant amount of fenestration. The balcony railings are made of wrought iron, and on the ends of the building, there is metal vertical siding (north and east end). The overhead garage doors are metal. |
| B | 48'7" | 4 | 71 | Buildings B&C are the same. They have split face block and brick at the lower levels, with brick, Hardie board, and stucco on the upper levels. There are floor-to-ceiling vinyl windows, and the balcony railings are wrought iron. The west and south ends of the buildings will have metal vertical siding. The roof has cornice and parapet treatments. |
| C | 48'7" | 4 | 71 | Same as above. |
| D | 48'9" | 4 | 82 | The primary materials for Building D are brick and split-faced block for the two lower levels and Hardie board, stucco, and metal siding for the two upper levels. A cornice has been provided along the roofline, and the building has a significant amount of fenestration with the floor-to-ceiling windows. The balcony railings are made of wrought iron, and on the ends of the building, there is metal vertical siding (south and west). |
| E | 38' | 3 | 60 | The materials used for Building E include brick, split-faced block, Hardie board, stucco, and metal siding. A cornice has been provided along the roofline, and the building has a significant amount of fenestration with the floor-to-ceiling windows. The balcony railings are made of wrought iron, and on the ends of the building, there is metal vertical siding (east and north). |
| F | 31' | 3 | 10 | Buildings F&G are the same. The materials used for Building F include brick, painted cement siding, Hardie board, and stucco. There is a significant amount of fenestration on the front and rear elevations of this building. The roofline has a cornice feature. |
| G | 31' | 3 | 10 | Same as above. |
| H | 22'7" | 2 | 6 | Buildings H, J, K & L are the same. The materials used for these buildings include brick, painted cement siding, Hardie board, and stucco. There is a significant amount of fenestration on the front and rear elevations of this building. The roofline has a cornice feature. |
| J | 22'7" | 2 | 6 | Same as above |
| K | 22'7" | 2 | 6 | Same as above |
| L | 22'7" | 2 | 6 | Same as above |
| Clubhouse | 33' | 2 | n/a | The materials for the clubhouse include brick, Hardie board, and stucco. The clubhouse uses the architectural feature of pillars to help it blend in with the surrounding residential buildings. There is significant fenestration on all elevations of the clubhouse. |

The smallest separation between the buildings is between Building J&H, they are 44'8" apart.

**Engineering and Fire Requirements**

The City Engineer and Fire Inspector are working through technical issues related to the civil engineering and fire compliance plans and will conduct a final review if the City Council grants final site plan approval.

**Planning Commission Recommendation**

The planning commission recommended approval on both items on January 9th. During the meeting, questions regarding parking, the setback of the garages on the east property line, and the timeline of the project. The planning commission was concerned that there would not be enough parking for the residents. The applicant responded by saying that 1.91 stalls is a typical ratio for developments of this size. And, the allowed parking ratio in the development agreement is 1.8 stalls/unit. That would come out to 684 stalls. Instead, the applicant has provided 724 stalls at a higher ratio.

The commission agreed that a 0' setback for the garages on the eastern property line made sense. Requiring a setback would create dead space that would become overrun with weeds. Also, the garages provide a barrier of sorts to block the view of the neighboring industrial from the lower levels of Buildings B, C, and D. The applicant spoke on the timeline project, stating that they were hoping to start construction this year and start opening buildings for occupation on Phase 1 next year. The planning commission agreed that this was an attractive project with great amenities, design, and landscaping.

**Staff Analysis**

Staff believes that the developer has provided a great amenity package for future residents. The elevations are attractive and show a great amount of architectural detailing. The buildings are provided with multiple materials and the materials provided give a sense of durability and appearance. The windows all have mullions and panels. A majority of all units will have balconies. There are well-defined and identified transitions between the lower and upper stories. This increases the overall design and attractiveness of the development.

This development will be the highest-density housing project that Lindon has permitted. This project will provide housing for future residents of Lindon, and opportunities for many individuals to live within the city.

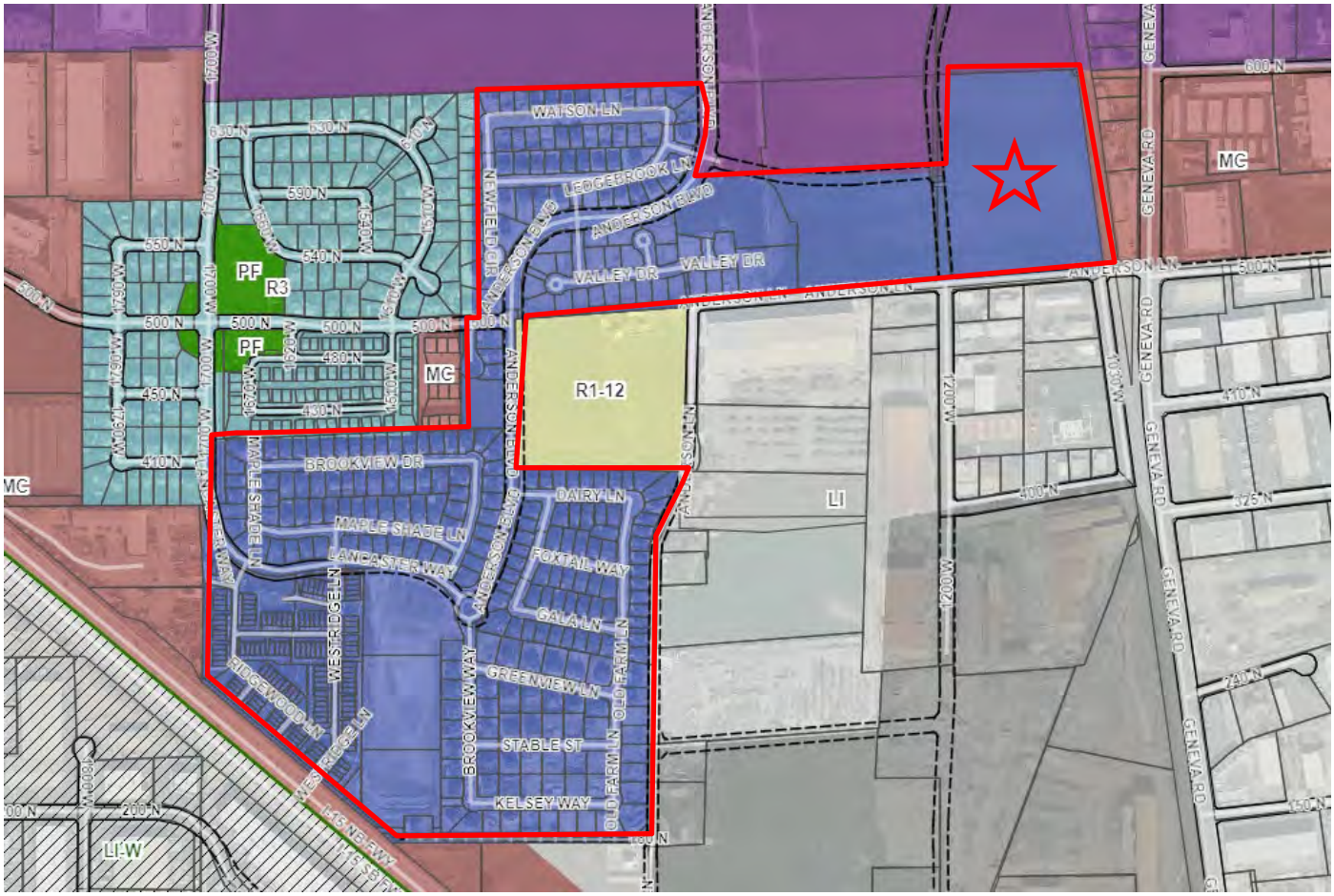
**Exhibits**

1. Aerial photo
2. Zoning Map
3. Subdivision Map
4. Phasing Plan
5. Architectural Site Plan
6. Landscaping and Amenity Plans
7. Exhibit F – Multi-Family Concept
8. Exhibit B – Overall Concept Plan
9. Apartment Building Elevations
10. Clubhouse Building Elevations, Renderings, and Floor Plan
11. Traffic Impact Study Recommendations

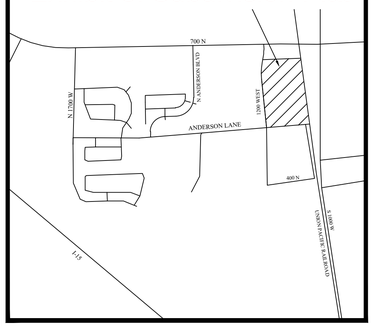
Exhibit 1: Aerial Map



Exhibit 2: Zoning Map (AFPD)



# Exhibit 3: Subdivision Plat




## VICINITY MAP
N.T.S

## LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

## GRAPHIC SCALE

60 0 30 60 120 240

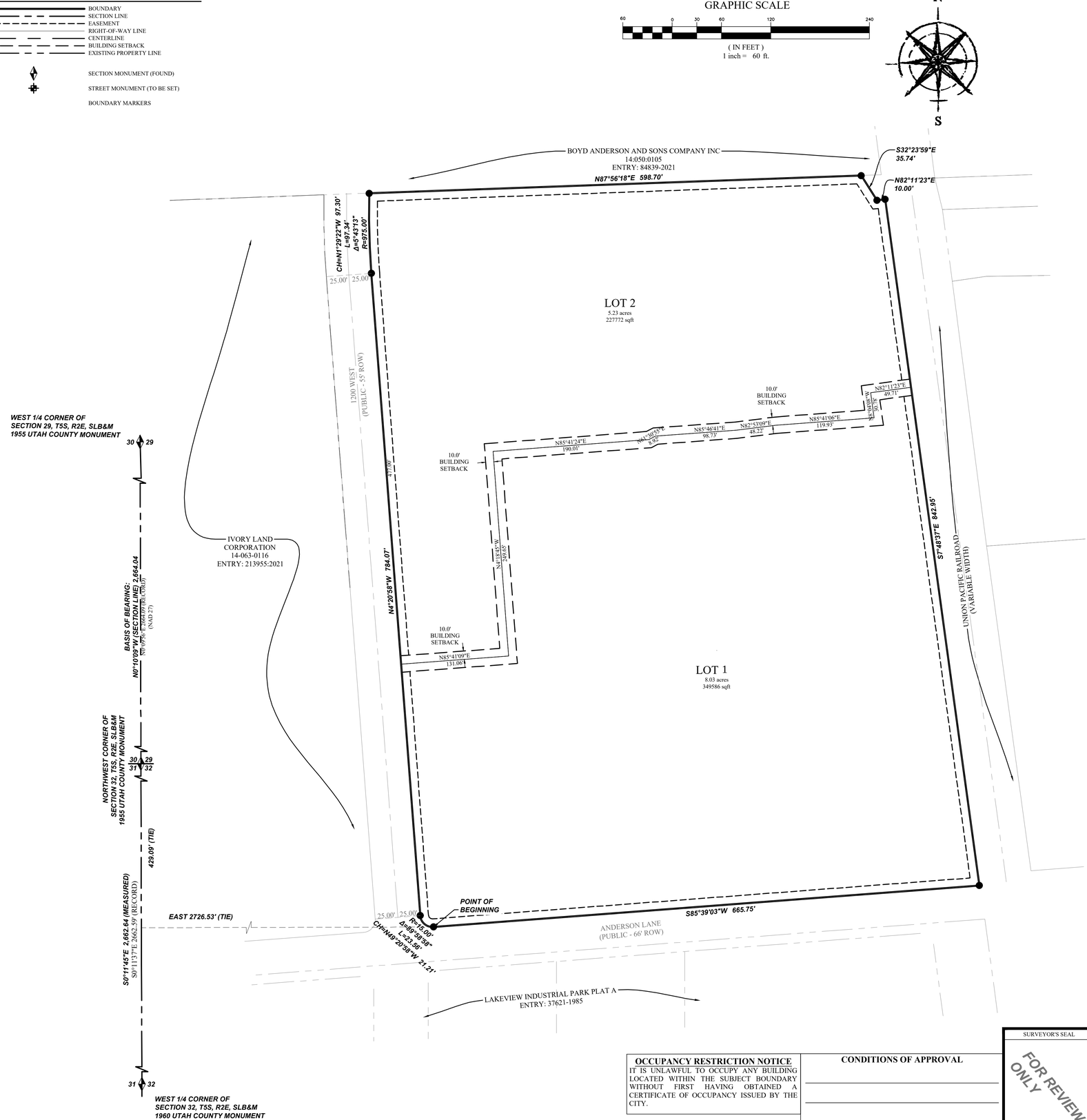
( IN FEET )
1 inch = 60 ft.

N

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## NOTES

1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS.
2. NAIL TO BE SET IN TOP OF CURB AT PROJECTION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.
3. POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBE BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENT, CC&R'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND FOLLOW ALL NOTES, EASEMENTS, CC&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
4. ALL LOTS IN THIS SUBDIVISION ARE TO PROVIDE CROSS ACCESS TO ADJACENT LOTS IN THIS PLAT
5. THE OWNERS, EMPLOYEES, AND PATRONS OF EACH LOT WITHIN THE SUBDIVISION ARE HEREBY GRANTED THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND UPON ALL AREAS WITHIN EACH LOT DESIGNATED FOR VEHICULAR AND PEDESTRIAN USE.




## SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Justin Lundberg
Professional Land Surveyor
License No. 12554439

Date

## BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 29 and the NW1/4 and NE1/4 of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Lindon City, Utah, more particularly described as follows:

Beginning at a point located S00°11'45"E along the Section line 429.09 feet and East 2,726.53 feet from the Northwest Corner of Section 32, T5S, R2E, SLB&M; thence Northwesterly along the arc of a 15.00 feet radius non-tangent curve to the right (radius bears: N04°20'58"W) 23.56 feet through a central angle of 90°00'00" Chord:
N49°20'58"W 21.21 feet; thence N04°20'58"W 784.07 feet; thence along the arc of a curve to the right with a radius of 975.00 feet a distance of 97.34 feet through a central angle of 05°43'13" Chord: N01°29'22"W 97.30 feet to the South line of that Real Property described in Deed Entry No. 2661:1996 of the Official Records of Utah County; thence N87°56'18"E along said deed 598.70 feet; thence S32°23'59"E 35.74 feet; thence N82°11'23"E 10.00 feet to the Westerly Right-of-Way line of the Union Pacific Railroad; thence S07°48'37"E along said right-of-way 842.95 feet to the Northerly line of Anderson Lane; thence S85°39'03"W along said lane 665.75 feet to the point of beginning.

AREA CONTAINS: 13.25 Acres+/-

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS

### ANDERSON FARMS APARTMENTS

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____ A.D. 20____

BY:_____
(PRINTED NAME)
ITS:_____

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20___.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR

# ANDERSON FARMS
## APARTMENTS

LOCATED IN THE NE 1/4 OF SECTION 32 & SE 1/4 OF SECTION 29, T5S, R2E,
SALT LAKE BASE & MERIDIAN
LINDON CITY, UTAH COUNTY, UTAH

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| FOR REVIEW ONLY | | | |

**OCCUPANCY RESTRICTION NOTICE**
IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THE SUBJECT BOUNDARY WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

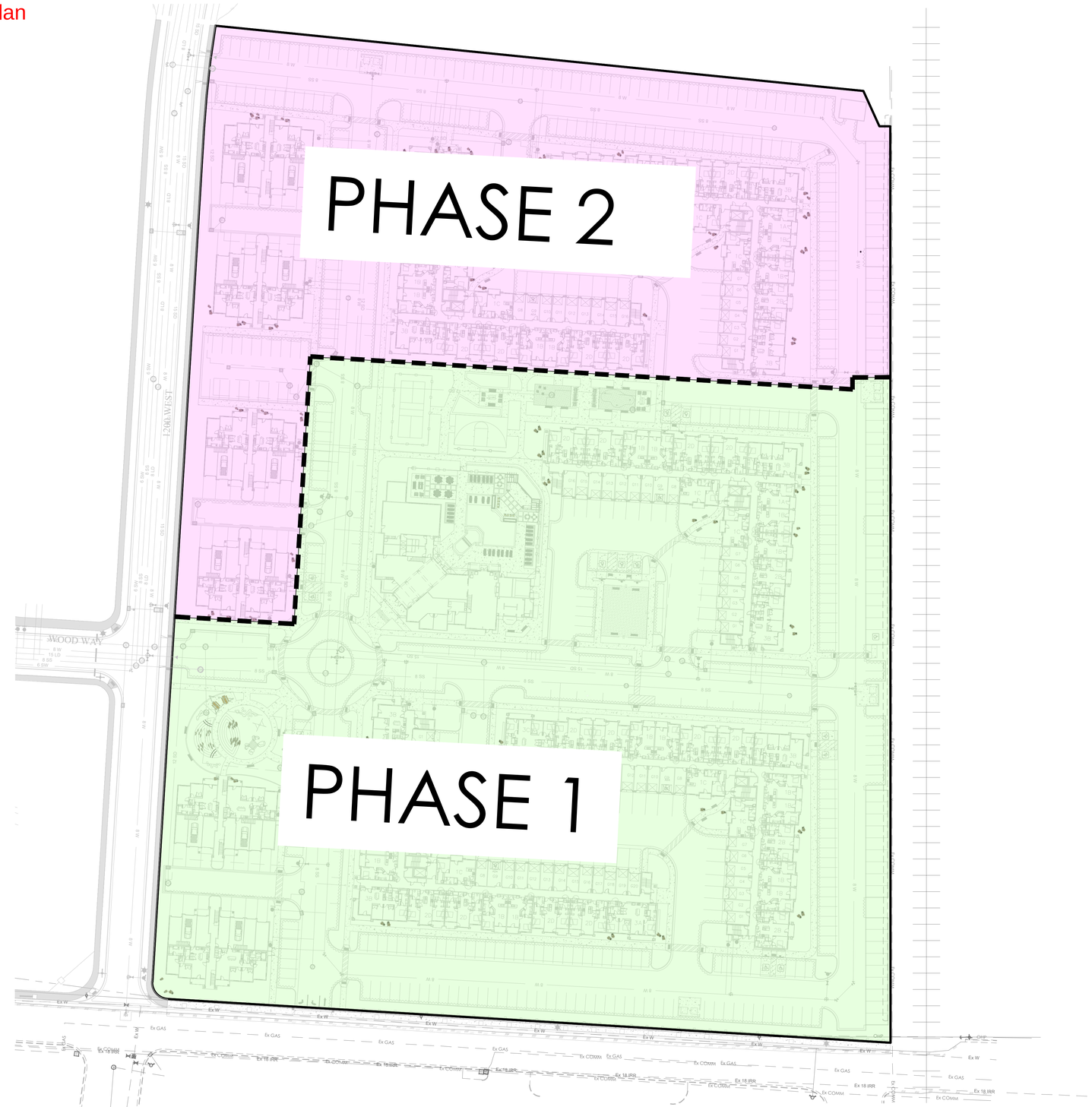
**CONDITIONS OF APPROVAL**

OWNER/DEVELOPER
ICO MULTIFAMILY HOLDINGS LLC.
3401 N. CENTER STREET
LEHI, UT 84043
CONTACT: JADEN LEISHMAN
425-691-6729

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

Z:_2022\22-0173 Anderson Farms Apartments\design 22-0173\dwg\sheets\C2- FINAL PLAT.dwg

Exhibit 4: Phasing Plan




LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

**BENCHMARK**

WEST QUARTER CORNER OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV- 4518.25
DATUM: NGVD29

N

S

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028954-2202
THOMAS M. ROMNEY
12/29/23
STATE OF UTAH

ANDERSON FARMS APARTMENTS
1200 W 500 N, LINDON, UTAH
PHASING PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

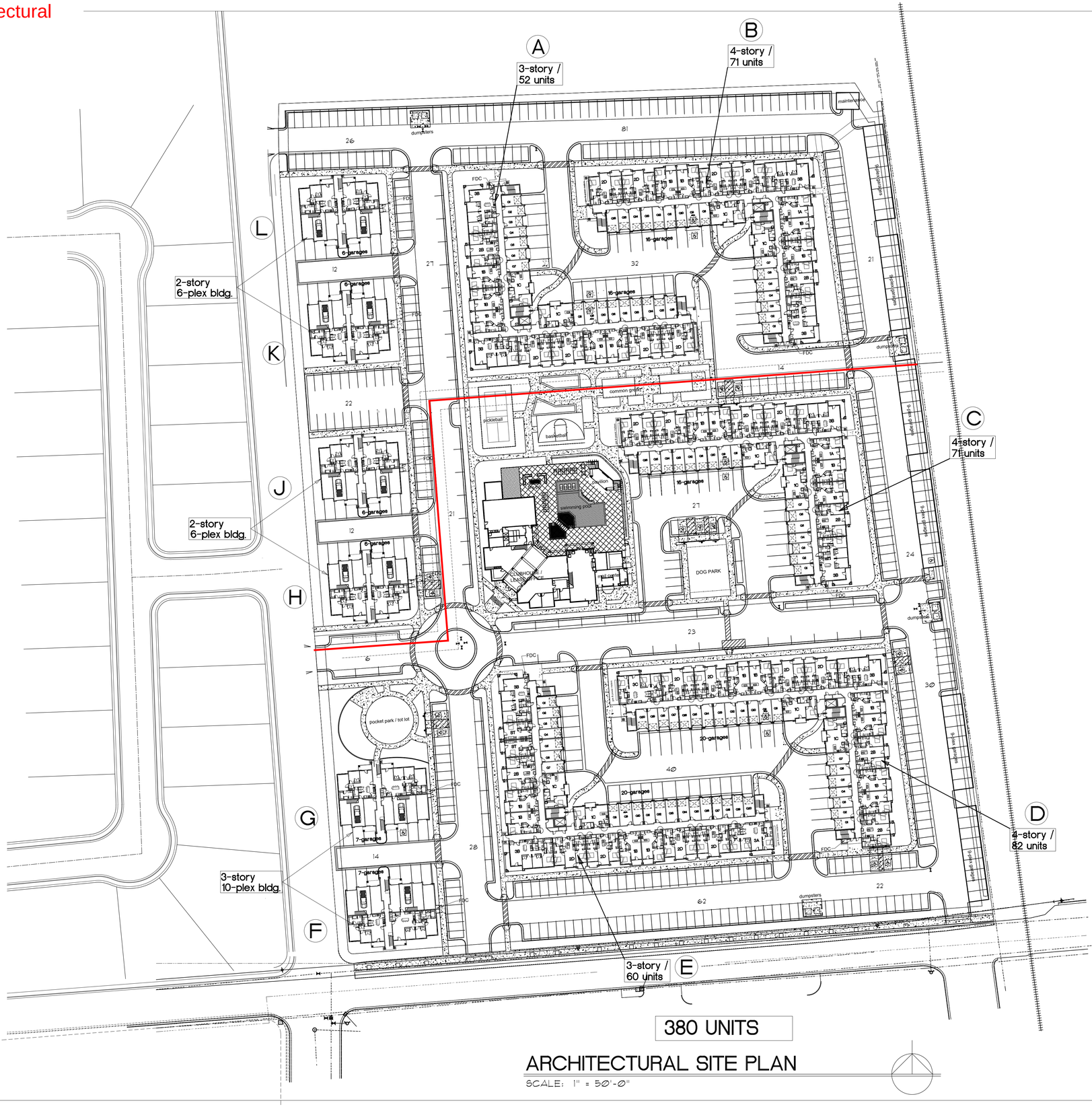
PHASING PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=50' | Drawn: | CO |
| Date: | 12/29/2023 | Job #: | 22-0173 |
| Sheet: | | | |

C3.7

Z:_2022\22-0173 Anderson Farms Apartments\design 22-0173\dwg\sheets\C3.7 PHASING PLAN.dwg

Exhibit 5: Architectural Site Plan




380 UNITS

ARCHITECTURAL SITE PLAN

SCALE: 1" = 50'-0"

| PARKING TABULATION: | |
|---|---|
| apartments | 380 units |
| PARKING PROVIDED: | |
| * surface: | 544 stalls |
| * attached: | 126 stalls |
| * detached: | 54 stalls |
| total parking: | 724 stalls |
| ratio: 1.91 stalls / unit | |
| accessible stalls included above: | |
| * surface: | 6 |
| * surface van: | 3 |
| * visitor: | 1 |
| * visitor van: | 1 |
| * attached garage: | 5 |
| * detached garage: | 1 |
| total accessible: | 17 |
| (2.4% of total) | |

| UNIT MIX TABULATION: | | |
|---|---|---|
| Studio | 6 units | 0.79% |
| 1 bed | 182 units | 47.9% |
| 2bed /2bath | 128 units | 33.7% |
| 2bed / 1bath | 18 units | 4.7% |
| 3bed / 2bath | 46 units | 12.1% |
| TOTAL: | 380 units | |

| DENSITY TABULATION: | |
|---|---|
| site area | 13.26 acres |
| no. of units: | 380 units |
| height: | 2 to 4 stories |
| density: | 28.65 units /acre |

| OPEN SPACE TABULATION: | |
|---|---|
| site area | 13.26 acres |
| open space: | 141,892 s.f. |
| | 3.2 acres |
| | 24.1% |

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PROJECT NUMBER
22-015

SHEET TITLE
SITE PLAN - NORTH PARCEL
380 UNITS
SCALE: 1" = 50'-0"

PROJECT/OWNER
ANDERSEN FARM
LINDON, UTAH
XX
LINDON, UT
ICO DEVELOPMENT

ARCHITECT

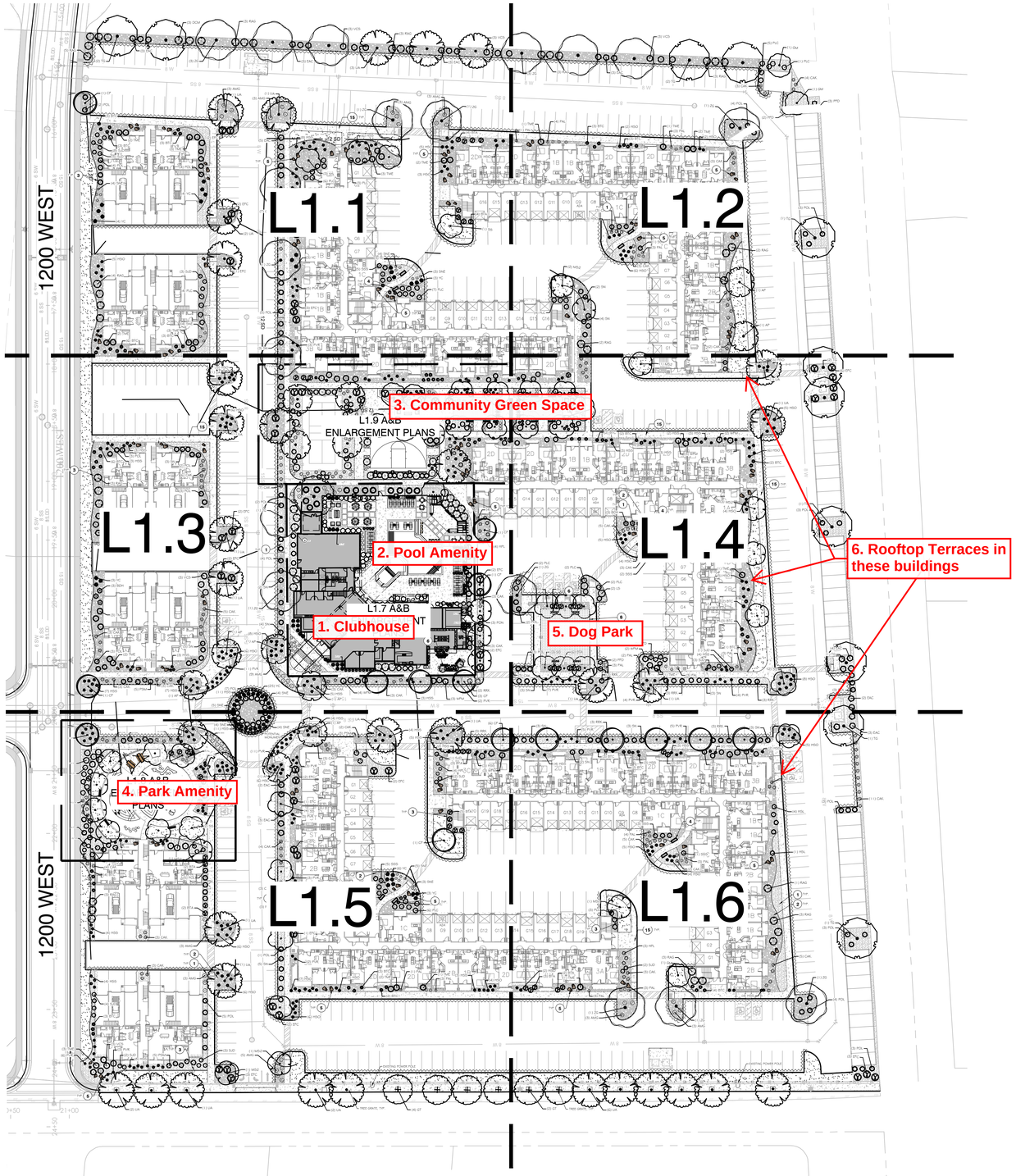
architecture
2033 dan drive
layton, utah 84040
(801) 593-9328
(801) 593-9328 FAX

REVISION DATE
--

DATE
20 DEC 2023

SHEET NUMBER
A1.1

# Exhibit 6: Landscaping and Amenity Plan




## PLANT SCHEDULE

| | CODE | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| | GM | Acer campestre | Hedge Maple | 2" Cal. | 8 |
| | MS2 | Acer glabrum | Rocky Mountain Maple | 2" Cal. | 19 |
| | AP | Acer x freemanii | Autumn Blaze Maple | 2" Cal. | 14 |
| | CF | Cercis canadensis 'Forest Pansy' | Eastern Redbud | 2" Cal. | 15 |
| | UA | Fagus sylvatica | European Beech 'Tricolor' | 2" Cal. | 32 |
| | GT | Gleditsia triacanthos inermis `Impcole` TM | Imperial Honey Locust | 2" Cal. | 6 |
| | LS | Liquidambar styraciflua 'Slender Silhouette' | Slender Silhouette Sweet Gum | 2" Cal. | 21 |
| | SS | Syringa reticulata | Japanese Tree Lilac | 2" Cal. | 28 |
| | TG | Tilia cordata `Greenspire` | Greenspire Littleleaf Linden | 2" Cal. | 12 |
| | ZG | Zelkova serrata `Green Vase` | Green Vase Sawleaf Zelkova | 2" Cal. | 18 |
| **SHRUBS** | | | | | |
| | AMG | Aronia melanocarpa `UCONNAM012` TM | Ground Hug Black Chokeberry | 5 gal. | 78 |
| | BTC | Berberis thunbergii `Concorde` | Concorde Japanese Barberry | 5 gal. | 81 |
| | BTA | Berberis thunbergii 'Aurea Nana' | Golden Dwarf Japanese Barberry | 5 gal. | 53 |
| | BDH | Buddleja davidii `Buzz Hot Raspberry` | Hot Raspberry Butterfly Bush | 2 gal. | 6 |
| | DCM | Daphne x burkwoodii 'Carol Mackie' | Carol Mackie Daphne | 5 gal. | 3 |
| | EAC | Euonymus alatus 'Grove Compactus' | Grove Compact Burning Bush | 5 gal. | 37 |
| | EFC | Euonymus fortunei 'Colorata' | Purple-leaf Winter Creeper | 1 gal. | 51 |
| | HSL | Hibiscus syriacus `SHIMRV24` TM | Lil` Kim Violet Rose of Sharon | 5 gal. | 10 |
| | HPL | Hydrangea paniculata `Kolmavesu` TM | Lava Lamp Flare Hydrangea | 2 gal. | 14 |
| | LPH | Hydrangea paniculata 'Limelight' | Limelight Panicle Hydrangea | 5 gal. | 13 |
| | JW | Juniperus scopulorum 'Wichita Blue' | Wichita Blue Juniper | 5` Ht. | 20 |
| | PSM | Philadelphus x 'Snowbelle' | Snowbelle Mock Orange | 5 gal. | 23 |
| | POL | Physocarpus opulifolius `Donna May` TM | Little Devil Ninebark | 5 gal. | 106 |
| | PON | Physocarpus opulifolius `Nugget` | Nugget Ninebark | 5 gal. | 35 |
| | PFD | Potentilla fruticosa `Dakota Sunspot` | Dakota Sunspot Bush Cinquefoil | 2 gal. | 12 |
| | PLC | Prunus laurocerasus `Chestnut Hill` | Chestnut Hill English Laurel | 5 gal. | 64 |
| | RAG | Rhus aromatica `Gro-Low` | Gro-Low Fragrant Sumac | 5 gal. | 56 |
| | RRK | Rosa x `Red Knock Out` | Red Knock Out Rose | 5 gal. | 20 |
| | SSS | Sorbaria sorbifolia `Sem` | Sem Ash Leaf Spirea | 5 gal. | 20 |
| | SJD | Spiraea japonica `Double Play Doozie` | Doozie Spirea | 2 gal. | 52 |
| | SN | Spiraea nipponica 'Snowmound' | Snowmound Spirea | 5 gal. | 90 |
| | TME | Taxus x media `Everlow` | Everlow Yew | 5 gal. | 45 |
| | VCS | Viburnum carlesii 'SMVCB' TM | Spice Baby Koreanspice Viburnum | 5 gal. | 27 |
| | WFM | Weigela florida `Minuet` | Minuet Weigela | 5 gal. | 22 |
| | YC | Yucca filamentosa 'Color Guard' | Color Guard Adam's Needle | 5 gal. | 89 |
| **ORNAMENTAL GRASSES** | | | | | |
| | CAK | Calamagrostis x acutiflora `Karl Foerster` | Karl Foerster Feather Reed Grass | 1 gal. | 201 |
| | HSS | Helictotrichon sempervirens `Sapphire` | Sapphire Blue Oat Grass | 1 gal. | 277 |
| | PVR | Panicum virgatum `Rotstrahlbusch` | Rotstrahlbusch Red Switch Grass | 1 gal. | 84 |
| **PERENNIALS** | | | | | |
| | HSO | Hemerocallis x `Stella de Oro` | Stella de Oro Daylily | 1 gal. | 170 |
| | PAL | Perovskia atriplicifolia `Little Spire` | Little Spire Russian Sage | 1 gal. | 100 |
| | SNE | Salvia nemorosa `East Friesland` | East Friesland Meadow Sage | 1 gal. | 89 |

| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|---|
| **GROUND COVERS** | | | | | |

## LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK WITH TYPES SPECIFIED IN THE REFERENCE NOTE SCHEDULE. ROCK MULCH TO BE PLACED OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL 6" CONCRETE MOW CURB TO SEPARATE LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

## LANDSCAPE TABLE

| ITEM | AMOUNT | % |
|---|---|---|
| TOTAL LANDSCAPE AREA | 98,884 SQ.FT. | 100 |
| LAWN (TURF GRASS) | 19,246 SQ.FT. | 19 |
| PLANTING BEDS W/ ROCK MULCH | 79,638 SQ.FT. | 81 |
| PARK AMENITY SPACE | LANDSCAPE QTY. TBD. | |
| COMMUNITY OPEN SPACE AREA | LANDSCAPE QTY. TBD. | |
| DOG PARK GATHERING AREA | LANDSCAPE QTY. TBD. | |

*OVERALL LANDSCAPE AREA SUBJECT TO CHANGE

## REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| 1 | CRUSHED ROCK, TALON`S COVE CRUSHED ROCK, SIZE:1"-2", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL. | 29,272 sf |
| 2 | RIVER COBBLE, SOUTH TOWN RIVER COBBLE, SIZE: 2"-4", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL. | 50,366 sf |
| 3 | 6" CONCRETE MOW CURB EDGING | |
| 5 | BOULDER, TYPE: SOMA, SIZE 2`-3`, BY UTAH LANDSCAPING ROCK, NEPHI UTAH OR APPROVED EQUAL. VARY BOULDERS IN SIZE | |
| 6 | BENCH, 6` LENGTH, CLASSIC ARCH BENCH, BY:SMITH STEEL WORKS, POWDER COAT FINISH, COLOR: BLACK. | |
| 7 | POOL STAIRS AND HAND RAIL | |
| 9 | SPA, MATERIALS AND FINISH TBD. | |
| 10 | POOL COPING MATERIAL, TBD. | |
| 11 | POOL DECK PAVING, TYPE, COLOR & SURFACE FINISH TBD. | |
| 12 | SHADE SAIL, TBD. | |
| 13 | 8" PLAYGROUND CONCRETE EDGE | |
| 14 | PICKLE BALL COURT | |
| 15 | 4" CONCRETE PEDESTRIAN PAVING | 3,953 sf |
| 16 | PLAYGROUND MULCH, TYPE: CERTIFIED PLAYGROUND CHIPS, 14" DEPTH, BY LANDSCAPE SUPPLY OF UTAH, DRAPER LOCATION, (801)-816-9104, OR APPROVED EQUAL | |
| 17 | CONCRETE PAVING SQUARES, 4` X 4` X 4" | |
| 18 | POOL WET DECK | |
| 19 | SHADE CANOPY, MATERIAL T.B.D. | |
| 20 | PICNIC TABLE, GRETCHEN PICNIC TABLE, DIMENSIONS: 58"x54"x30", WOOD: THERMALLY MODIFIED ASH, BY LANDSCAPE FORMS OR APPROVED EQUAL. | |
| 21 | TABLE & CHAIRS W/ UMBRELLA | |
| 22 | HALF COURT BASKETBALL | |
| 23 | SHADE STRUCTURE @ POOL, REF. ARCH. PLANS | |
| 24 | ORNAMENTAL POOL FENCING & GATE, MATERIAL: METAL, COLOR: BLACK, GATE TO BE INSTALLED WITH KEY FOB ENTRY DEVICE | |
| 25 | PUTTING GREEN, ARTIFICIAL TURF TYPES TBD. | |
| 26 | ARTIFICIAL TURF, TYPE & MANUF. TBD. | 4,248 sf |
| 27 | SLIDE @ PARK, COLOR & MATERIAL TBD. | |
| 28 | LOGS & TREE STUMPS, NATURAL WOOD, STAKING ORIENTATION AND MOUNTING, TBD. | |
| 29 | SWING, MANUFACTURER & TYPE TBD. | |
| 30 | CHAISE LOUNGE CHAIRS | |
| 31 | WEB CLIMBER, MOUNTED TO NATURAL BOULDERS. | |
| 32 | LOUNGE FURNITURE, TBD. | |
| 33 | FIRE PIT, RECTANGULAR, MANUF. TBD. | |
| 34 | CONCRETE SEATING CUBES, COLOR AND DIMENSION TBD. | |
| 35 | CONCRETE PLANTER WALL, 18" HT. X 18" W. SURFACE FINISH TBD. | |
| 36 | METAL ARBOR WITH MASONRY COLUMNS, COLOR AND MATERIALS TBD. | |
| 37 | STONE CLAD FIRE FEATURE WITH BAR TABLE LEDGE, DIMENSIONS AND MATERIALS, T.B.D. | |
| 38 | BAR CHAIRS | |
| 39 | GRILLING STATION | |
| 40 | FENCING @ BASKETBALL COURT BACKDROP, HEIGHT AND MATERIAL T.B.D. | |
| 41 | TUNNEL THROUGH TURF BERM, MANUF. T.B.D. | |

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

Know what's below. Call 811 before you dig.

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED LANDSCAPE ARCHITECT
SETH VANCE
#5333883-5301
12/29/2023
STATE OF UTAH

# ANDERSON FARMS APARTMENTS

1200 W 500 N, LINDON, UTAH

## OVERALL LANDSCAPE PLAN

REVISION BLOCK

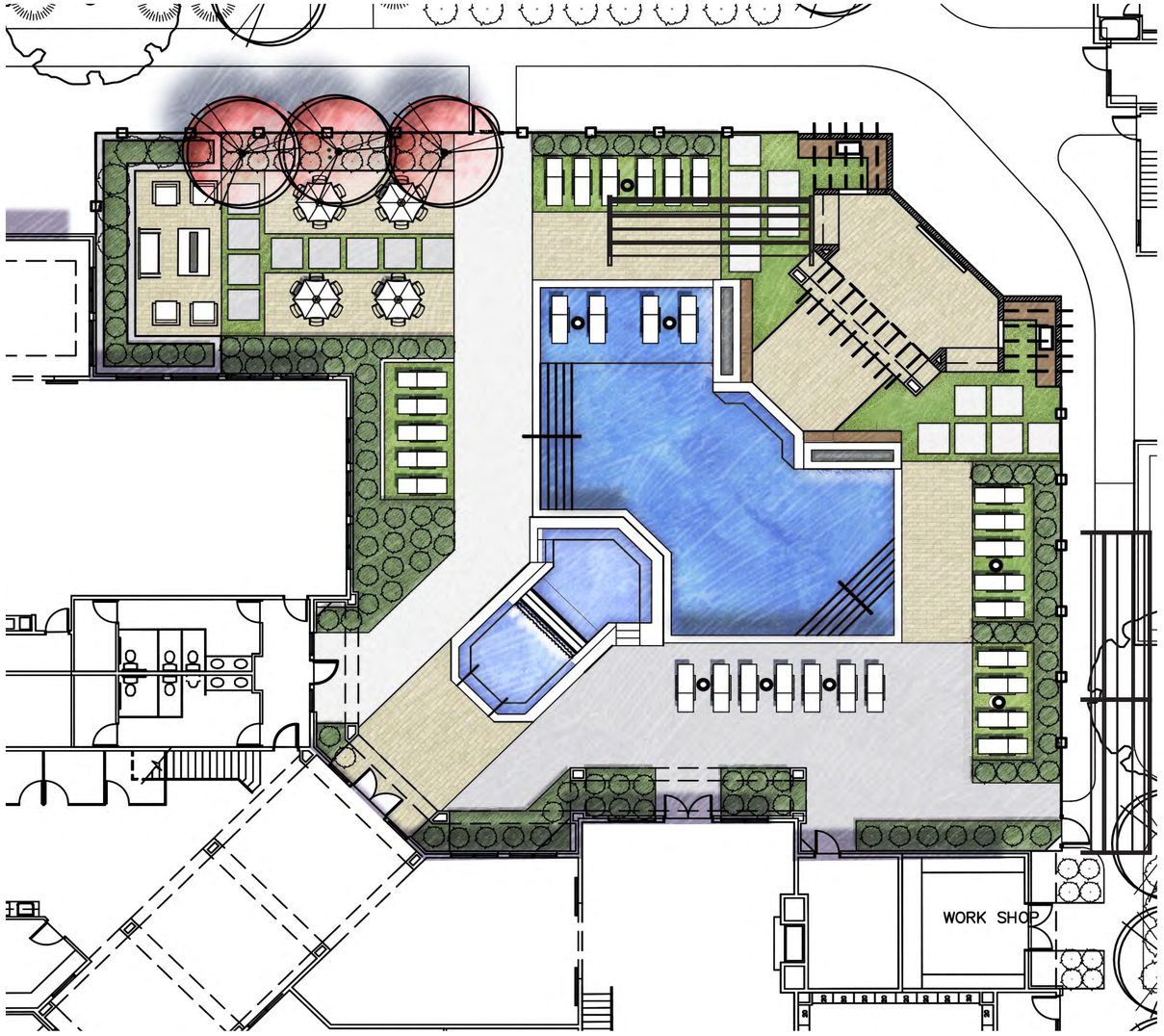
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| 2 | ---- | ---- |
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| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

OVERALL LANDSCAPE PLAN

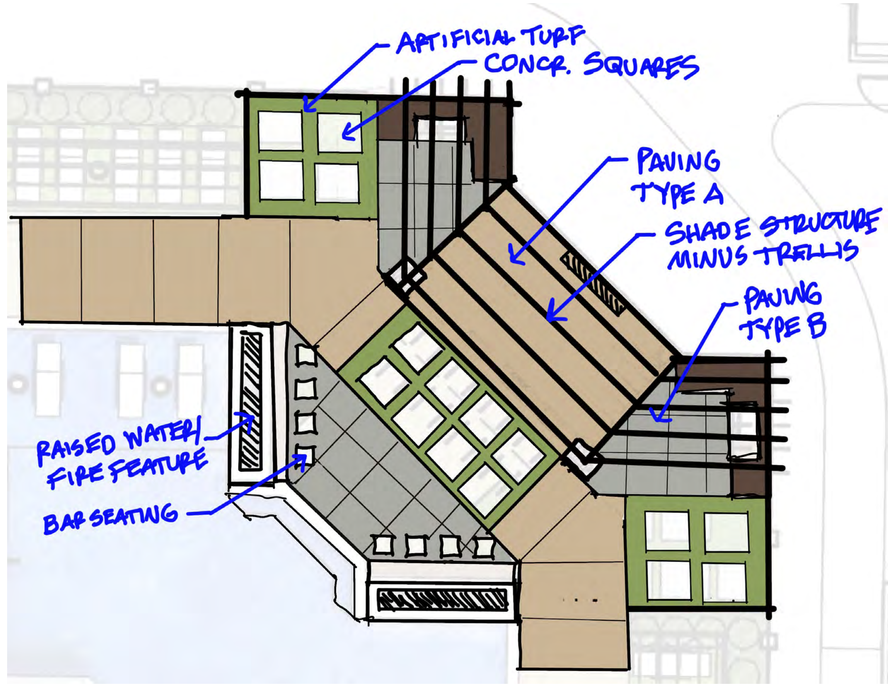
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Date: 10/25/2023 | Job #: 22-0173
Sheet: L1.0

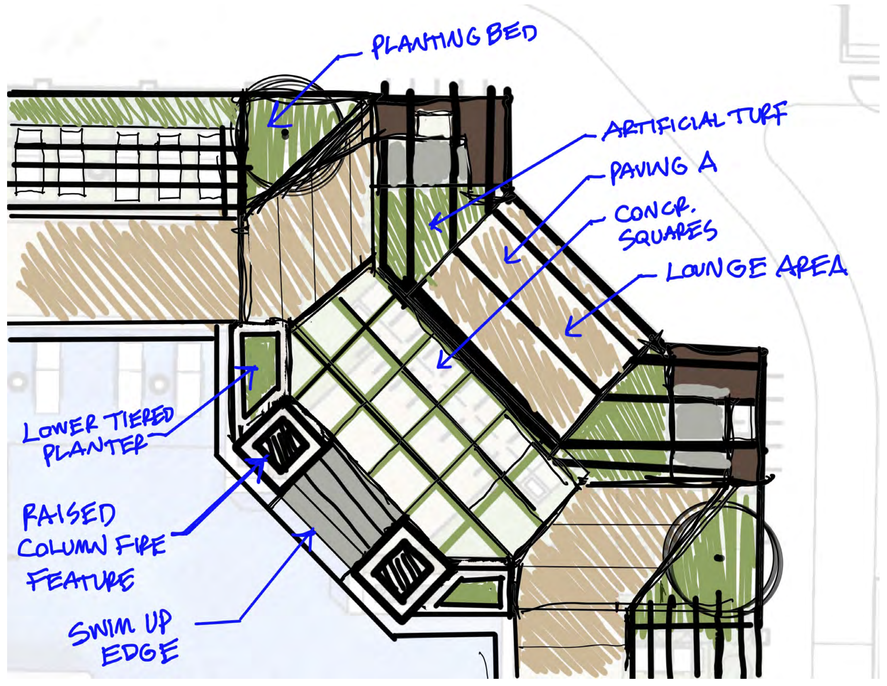
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Exhibit 6: Landscaping and Amenity Plan




*original concept*




*exploration sketches*

# ***ANDERSON FARM APARTMENTS*** *- pool amenity*

LINDON, UTAH COUNTY
09/06/2022
22-0173

FOCUS ENGINEERING AND SURVEYING, LLC

# Exhibit 6: Landscaping and Amenity Plan





















## ***ANDERSON FARM APARTMENTS*** - *community green space*

LINDON, UTAH COUNTY
09/06/2022
22-0173

FOCUS ENGINEERING AND SURVEYING, LLC

# Exhibit 6: Landscaping and Amenity Plan

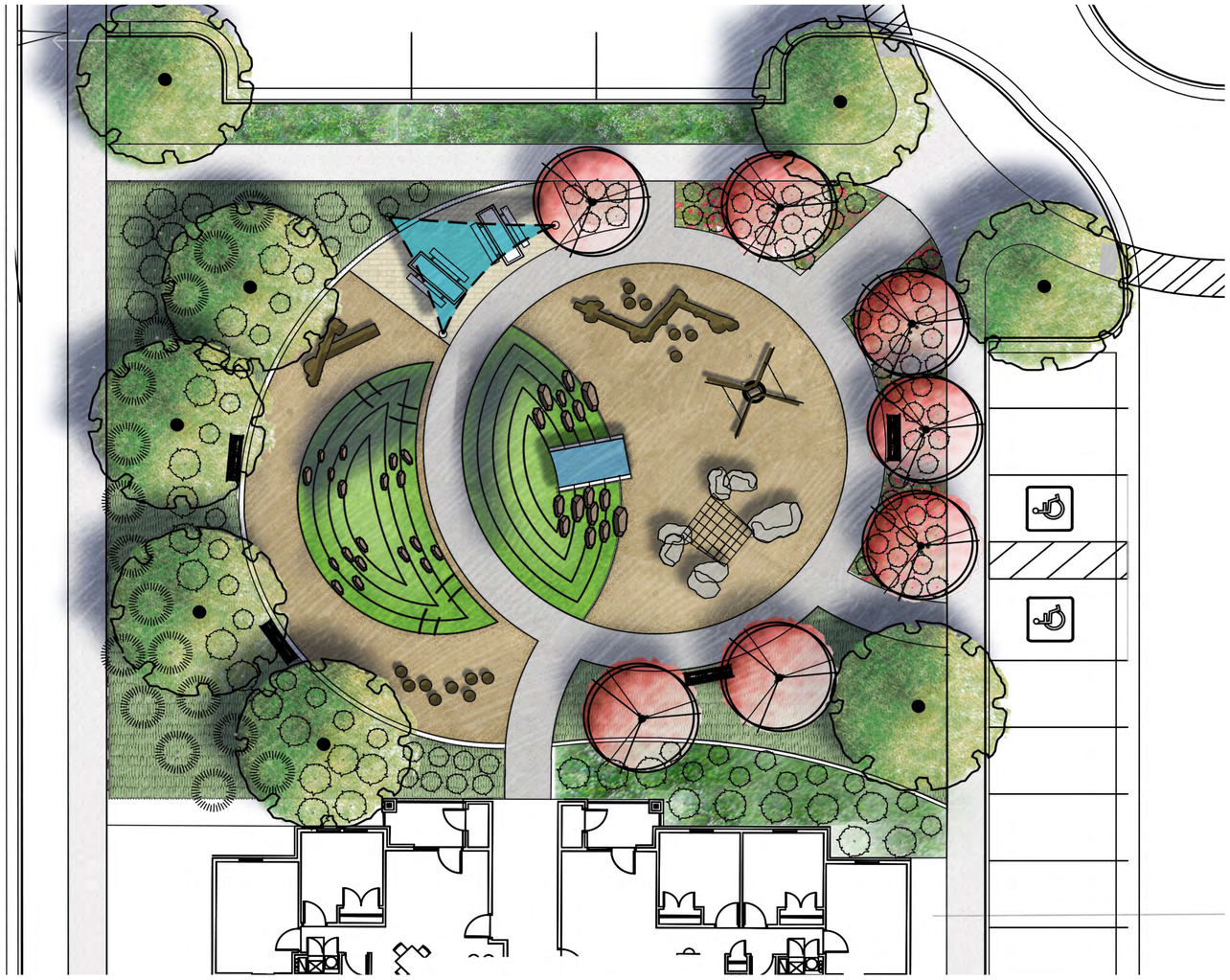


















## *ANDERSON FARM APARTMENTS - park amenity*

LINDON, UTAH COUNTY
09/06/2022
22-0173

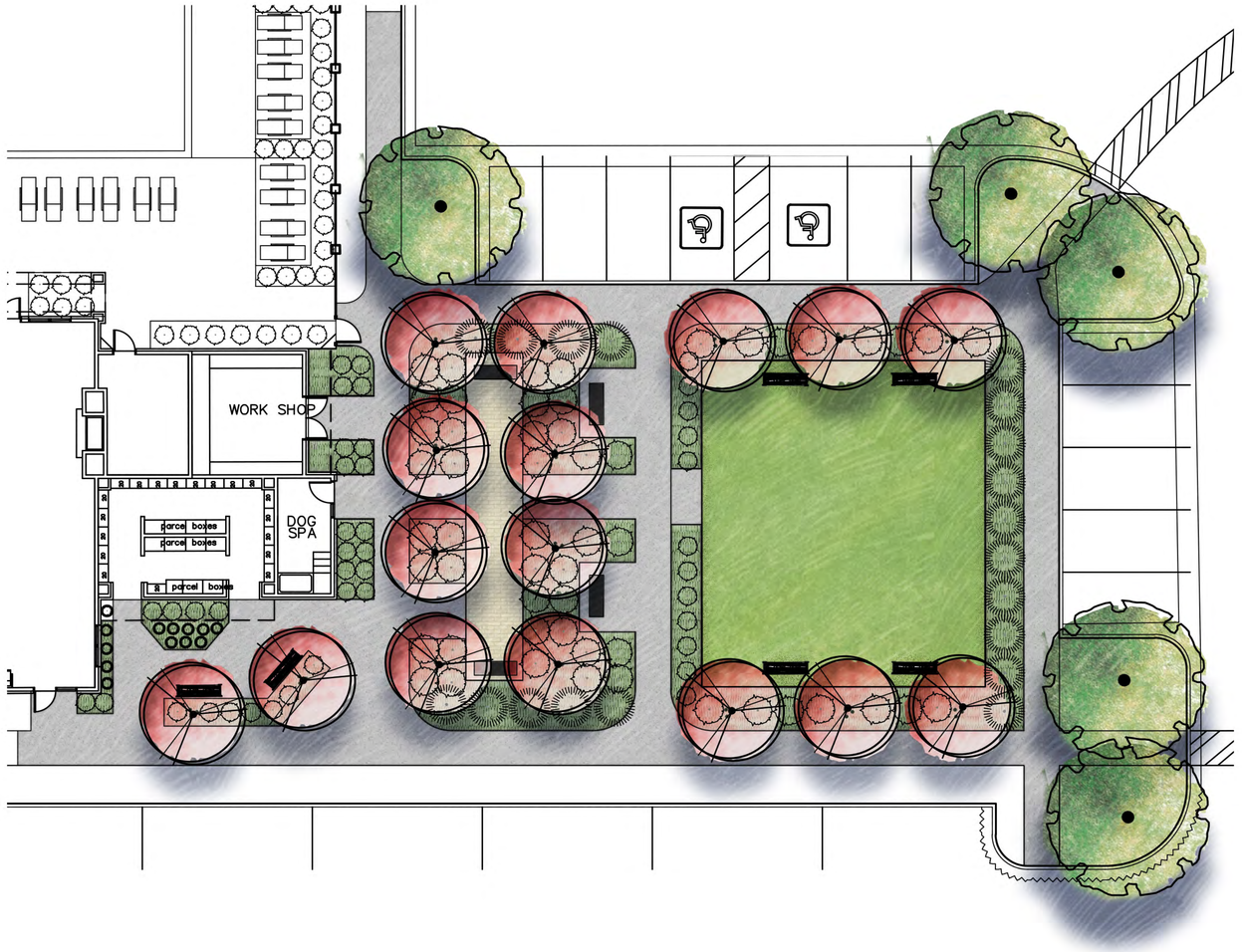
FOCUS ENGINEERING AND SURVEYING, LLC

# Exhibit 6: Landscaping and Amenity Plan















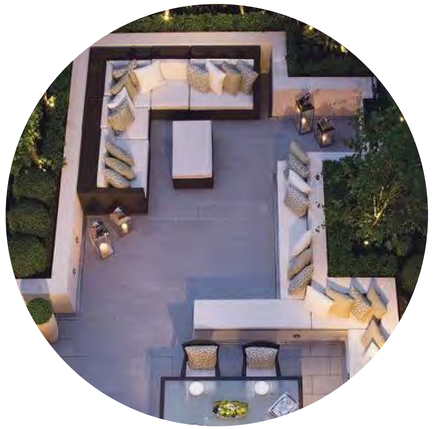


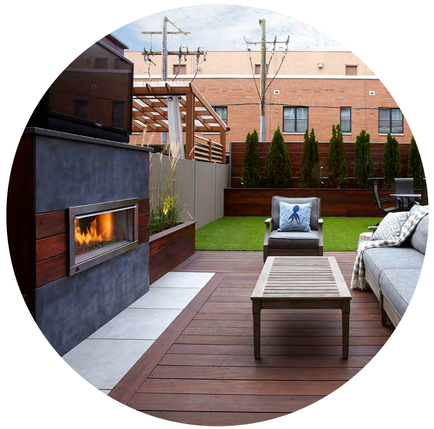
## *ANDERSON FARM APARTMENTS - dog park*

LINDON, UTAH COUNTY
09/06/2022
22-0173

FOCUS ENGINEERING AND SURVEYING, LLC

# Exhibit 6: Landscaping and Amenity Plan





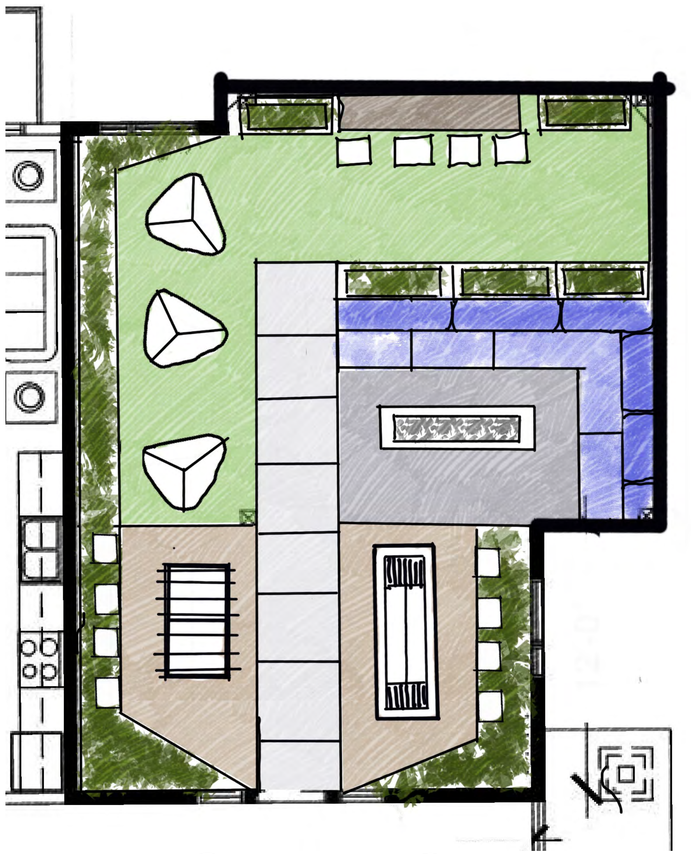
















Concept A

Concept B



## ***ANDERSON FARM APARTMENTS*** *- rooftop terrace space*

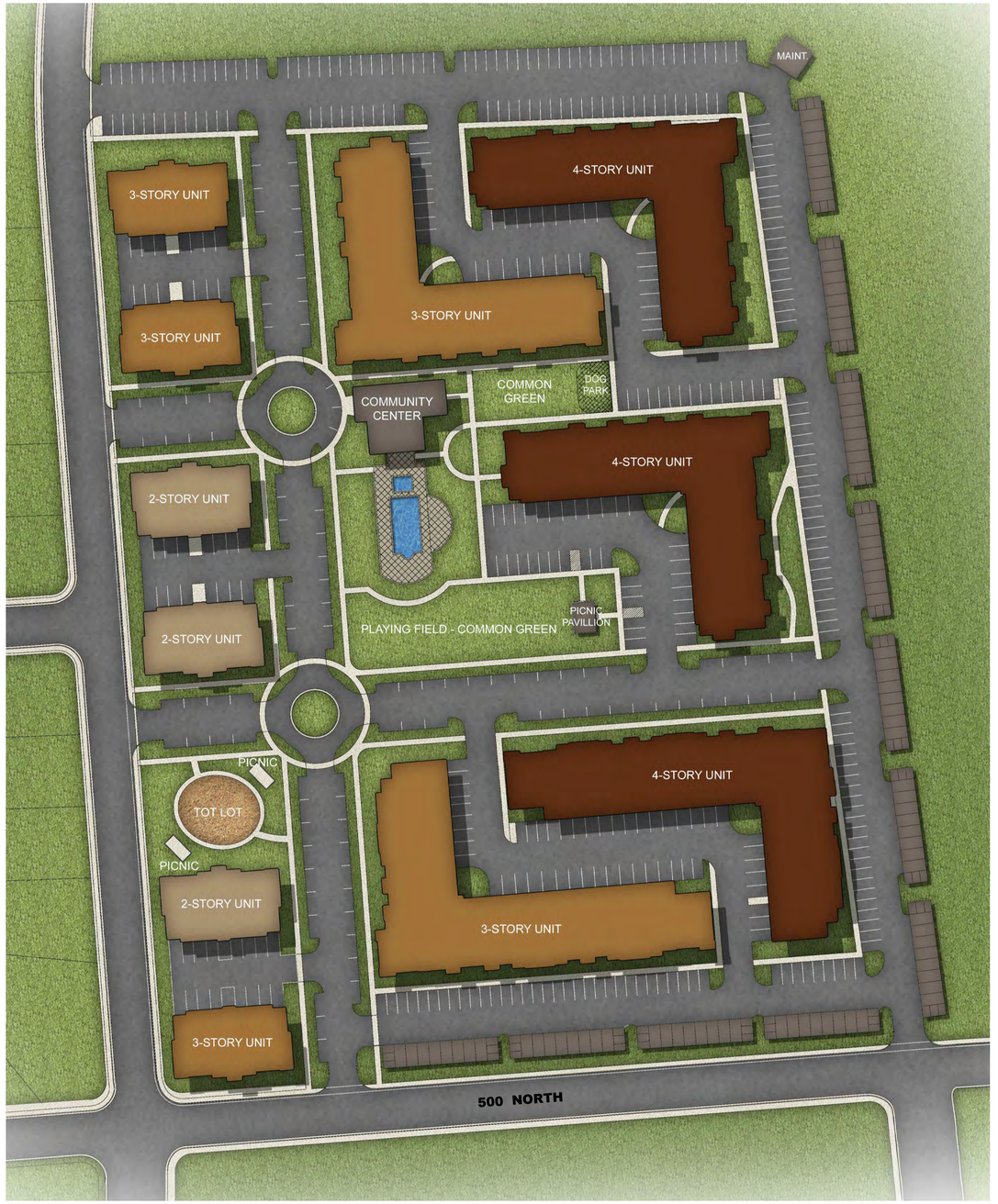
LINDON, UTAH COUNTY
09/19/2022
22-0173

FOCUS
ENGINEERING AND SURVEYING, LLC

Exhibit 7: Exhibit F

## TABULATIONS

- APPROVED FOR 380 UNITS
- 1.8 STALLS / UNIT




NORTH

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

# ANDERSON FARMS
LINDON, UTAH

# EXHIBIT F - MULTI FAMILY SITE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

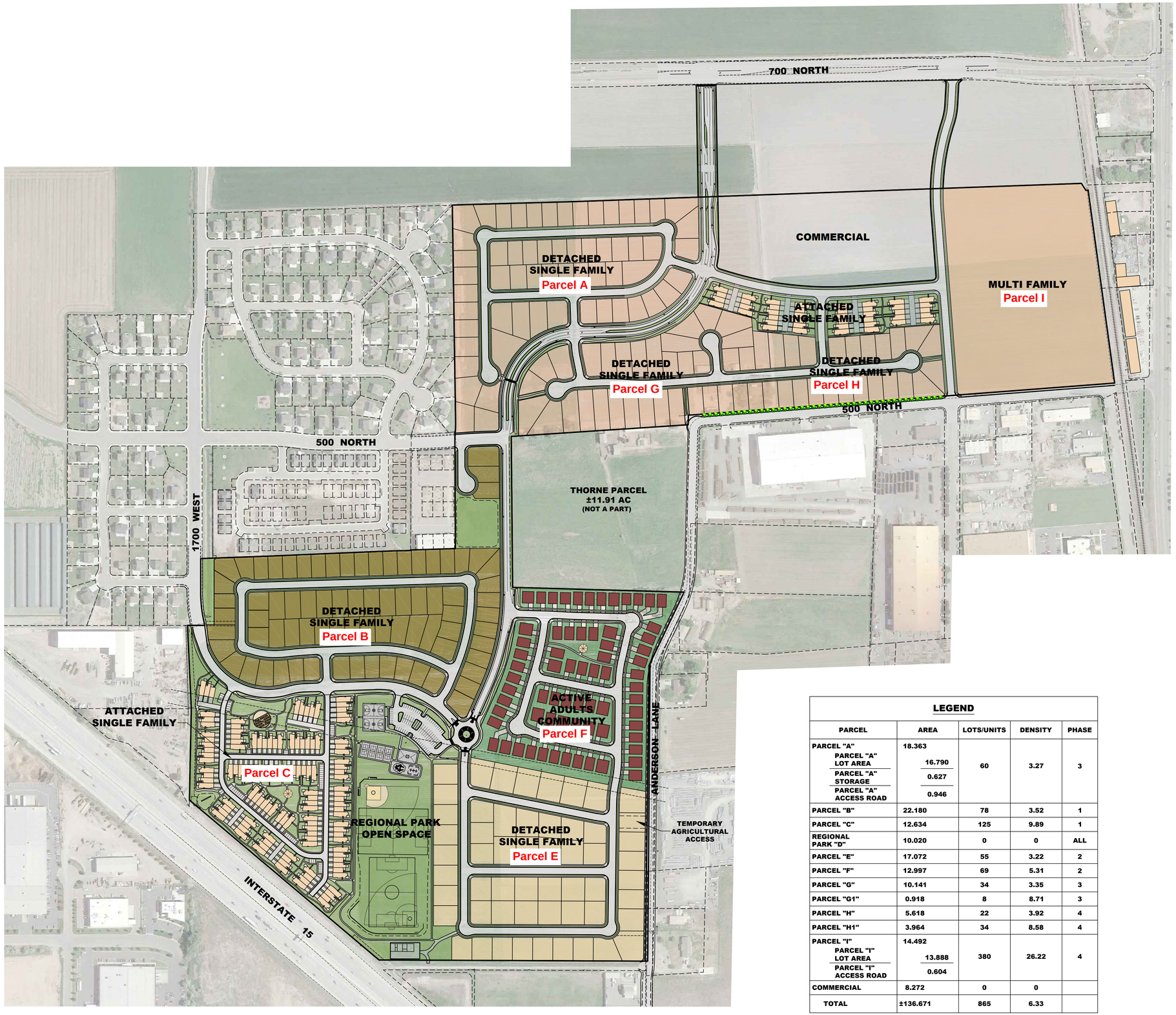
IVORY HOMES
3340 NORTH CENTER STREET
LEHI, UT. 84043
(801) 407-6800

KCB architecture

LEI PROJECT #: 2013-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: N.T.S.
DATE: 5/3/2016

EXHIBIT
F

U:\LAND DESKTOP PROJECTS\13-1845 ANDERSON FARMS\DWG\EXHIBITS\13-1845 EXHIBIT F-FOR REV AGREE.DWG 5/3/2016 10:59 AM




NORTH

SCALE: 1" = 200'

200 100 0 200

| LEGEND | | | | |
|---|---|---|---|---|
| PARCEL | AREA | LOTS/UNITS | DENSITY | PHASE |
| PARCEL "A" | 18.363 | 60 | 3.27 | 3 |
| PARCEL "A" LOT AREA | 16.790 | | | |
| PARCEL "A" STORAGE | 0.627 | | | |
| PARCEL "A" ACCESS ROAD | 0.946 | | | |
| PARCEL "B" | 22.180 | 78 | 3.52 | 1 |
| PARCEL "C" | 12.634 | 125 | 9.89 | 1 |
| REGIONAL PARK "D" | 10.020 | 0 | 0 | ALL |
| PARCEL "E" | 17.072 | 55 | 3.22 | 2 |
| PARCEL "F" | 12.997 | 69 | 5.31 | 2 |
| PARCEL "G" | 10.141 | 34 | 3.35 | 3 |
| PARCEL "G1" | 0.918 | 8 | 8.71 | 3 |
| PARCEL "H" | 5.618 | 22 | 3.92 | 4 |
| PARCEL "H1" | 3.964 | 34 | 8.58 | 4 |
| PARCEL "I" | 14.492 | 380 | 26.22 | 4 |
| PARCEL "I" LOT AREA | 13.888 | | | |
| PARCEL "I" ACCESS ROAD | 0.604 | | | |
| COMMERCIAL | 8.272 | 0 | 0 | |
| TOTAL | ±136.671 | 865 | 6.33 | |

IVORY HOMES
3340 NORTH CENTER STREET
LEHI, UT. 84043
(801) 407-6800

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- A Utah Corporation -
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SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

# ANDERSON FARMS
LINDON, UTAH

# EXHIBIT B - PROPERTY CONCEPT PLAN

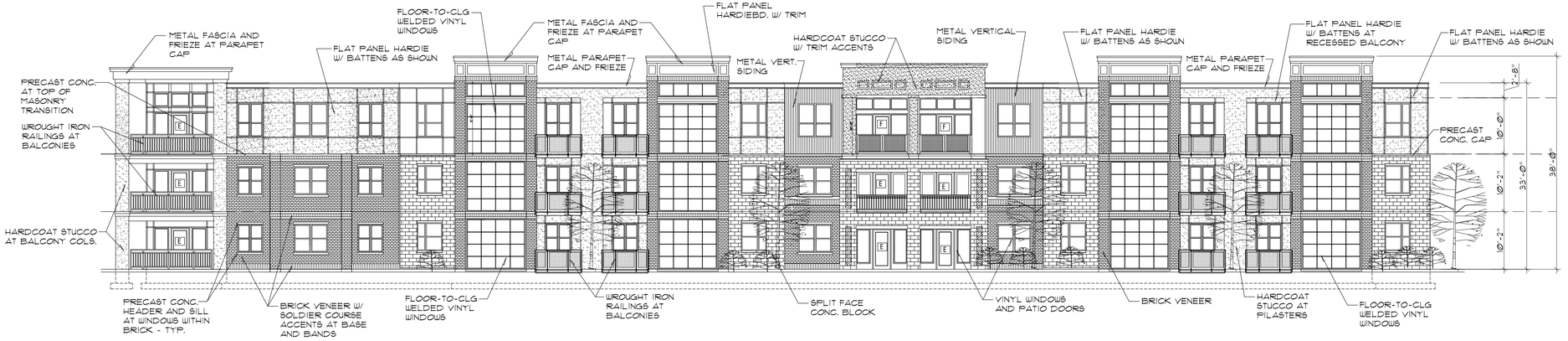
REVISIONS
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2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 200'
DATE: 5/2/2016

EXHIBIT
B

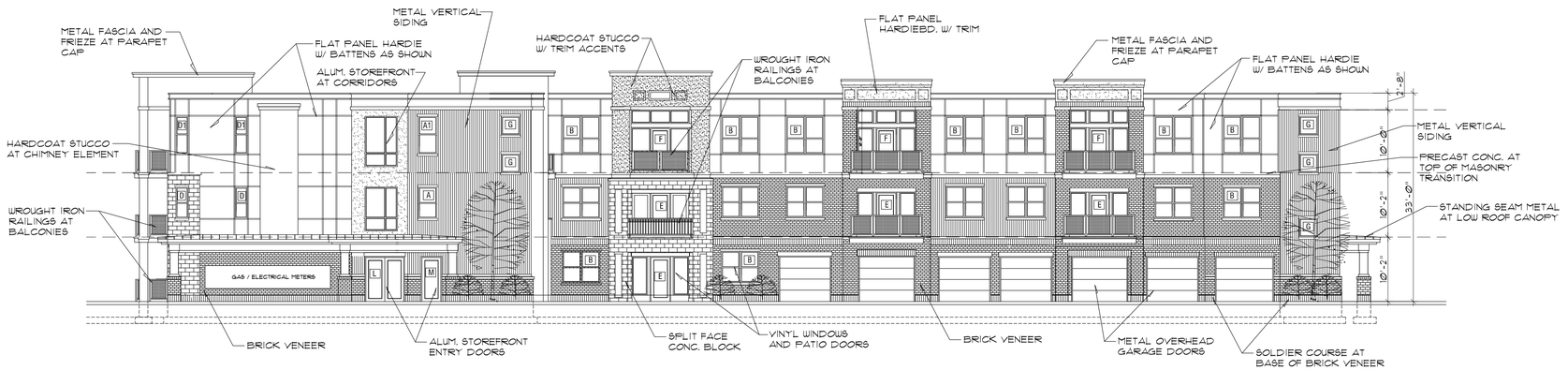
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# Exhibit 9: Building A Elevations




## SOUTH ELEVATION - BLDG. 'A'

SCALE: 1/8" = 1'-0"




## EAST ELEVATION - BLDG. 'A'

SCALE: 1/8" = 1'-0"

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PROJECT NUMBER
22-015

SHEET TITLE
EXTERIOR ELEVATIONS
BUILDING 'A'
SCALE : 3/32" = 1'-0"

PROJECT/OWNER
ICO ANDERSON FARMS
LINDON, UT
ANDERSON BLVD.
LINDON, UTAH
ICO DEVELOPMENT

ARCHITECT

architecture
2033 dan drive
layton, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION
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DATE
15 DEC 2023

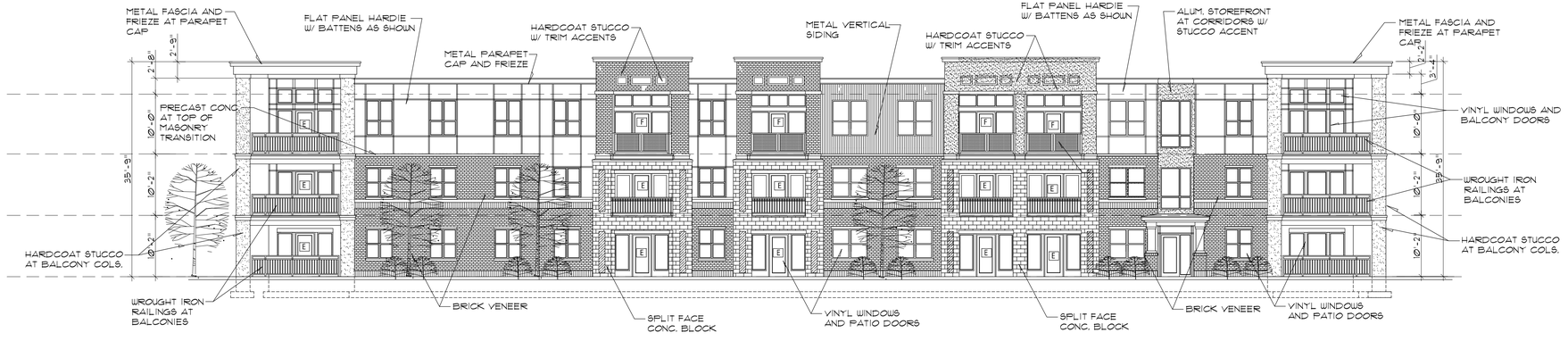
SHEET NUMBER
AA.5

# Exhibit 9: Building A Elevations




## NORTH ELEVATION - BLDG. 'A'

SCALE: 1/8" = 1'-0"




## WEST ELEVATION - BLDG. 'A'

SCALE: 1/8" = 1'-0"

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SHEET TITLE
EXTERIOR ELEVATIONS
BUILDING 'A'
SCALE : 3/32" = 1'-0"

PROJECT/OWNER
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ANDERSON BLVD.
LINDON, UTAH
ICO DEVELOPMENT

ARCHITECT

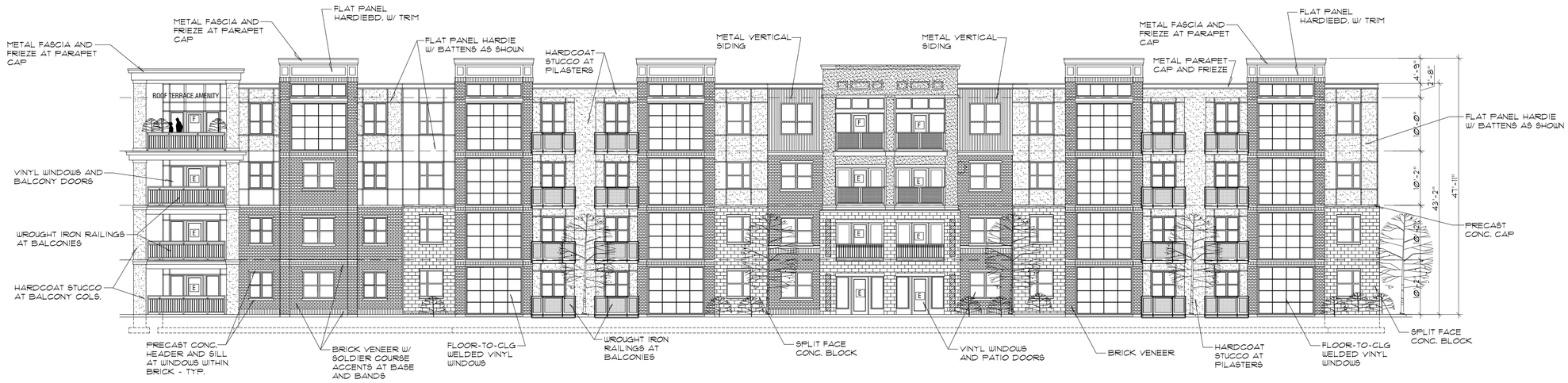
architecture
2033 dan drive
orem, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION
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DATE
15 DEC 2023

SHEET NUMBER
AA.6

# Exhibit 9: Buildings B&C Elevations




NORTH ELEVATION - BLDG. 'B' and 'C'

SCALE: 1/8" = 1'-0"




WEST ELEVATION - BLDG. 'B' and 'C'

SCALE: 1/8" = 1'-0"

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22-015

SHEET TITLE
EXTERIOR ELEVATIONS
BUILDING 'B' / 'C'
SCALE : 3/32" = 1'-0"

PROJECT/OWNER
ICO ANDERSON FARMS
LINDON, UT
ANDERSON BLVD.
LINDON, UTAH
ICO DEVELOPMENT

ARCHITECT

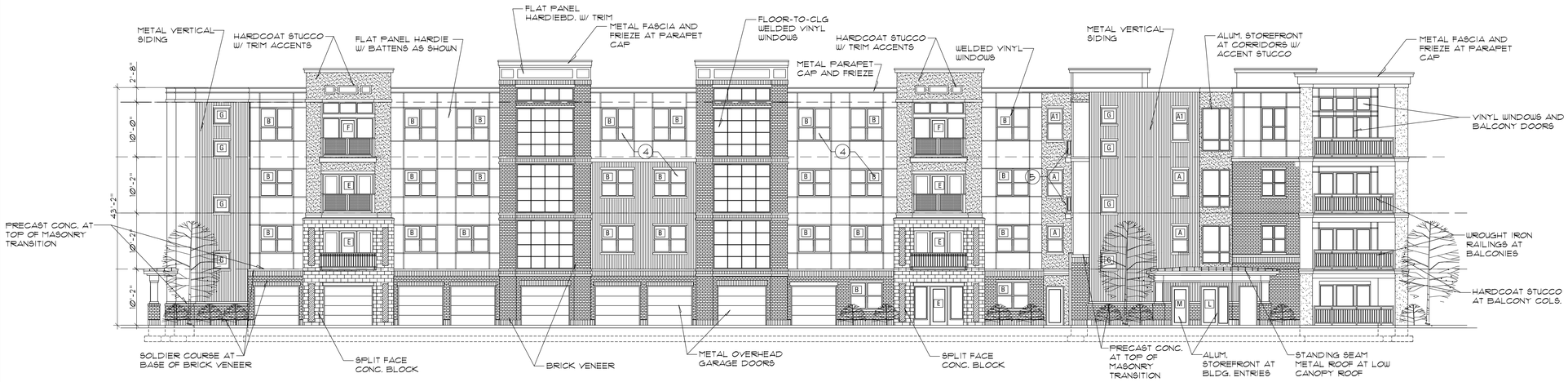
architecture
2033 don drive
layton, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION
--

DATE
15 DEC 2023

SHEET NUMBER
AB.5

# Exhibit 9: Buildings B&C Elevations




SOUTH ELEVATION - BLDG. 'B' and 'C'

SCALE: 1/8" = 1'-0"




EAST ELEVATION - BLDG. 'B' and 'C'

SCALE: 1/8" = 1'-0"

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SHEET TITLE

EXTERIOR ELEVATIONS
BUILDING 'B' / 'C'
SCALE : 3/32" = 1'-0"

PROJECT/OWNER

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LINDON, UT
ANDERSON BLVD.
LINDON, UTAH
ICO DEVELOPMENT

ARCHITECT

architecture
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taylor, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION

--

DATE

15 DEC 2023

SHEET NUMBER

AB.6

# Exhibit 9: Building D Elevations




## NORTH ELEVATION - BLDG. 'D'

SCALE: 1/8" = 1'-0"




## WEST ELEVATION - BLDG. 'D'

SCALE: 1/8" = 1'-0"

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PROJECT NUMBER
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SHEET TITLE
EXTERIOR ELEVATIONS
BUILDING 'D'
SCALE : 3/32" = 1'-0"

PROJECT/OWNER
ICO ANDERSON FARMS
LINDON, UT
ANDERSON BLVD.
LINDON, UTAH
ICO DEVELOPMENT

ARCHITECT

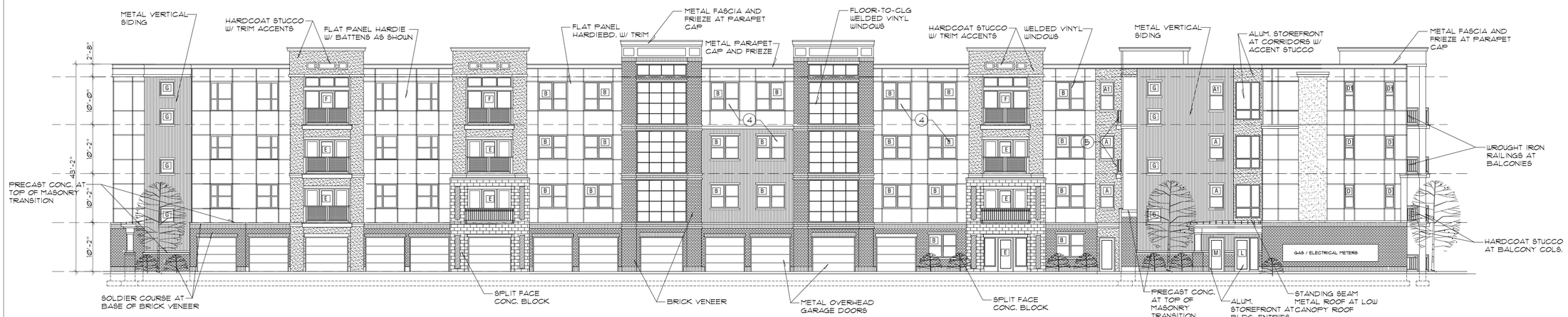
architecture
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(801) 593-9328 FAX

REVISION
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DATE
15 DEC 2023

SHEET NUMBER
AD.5

# Exhibit 9: Building D Elevations




## SOUTH ELEVATION - BLDG. 'D'

SCALE: 1/8" = 1'-0"




## EAST ELEVATION - BLDG. 'D'

SCALE: 1/8" = 1'-0"

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SHEET TITLE
EXTERIOR ELEVATIONS
BUILDING 'D'
SCALE : 3/32" = 1'-0"

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LINDON, UTAH
ICO DEVELOPMENT

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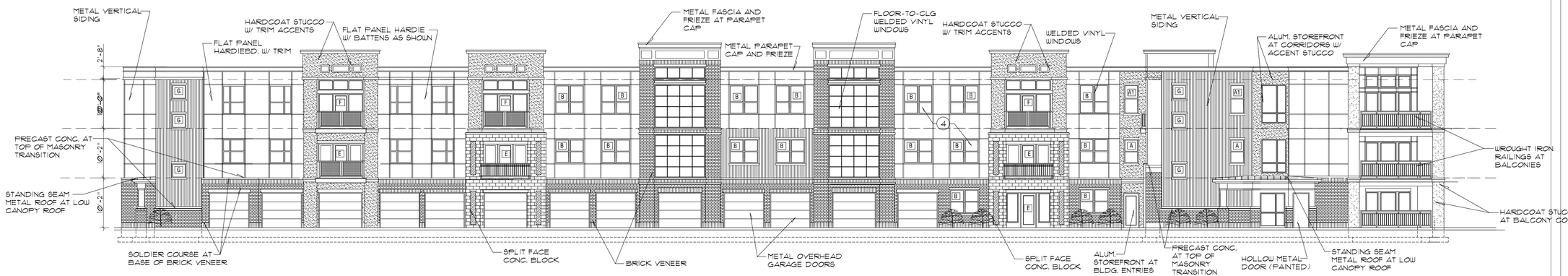
architecture
2033 don drive
layton, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION
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DATE
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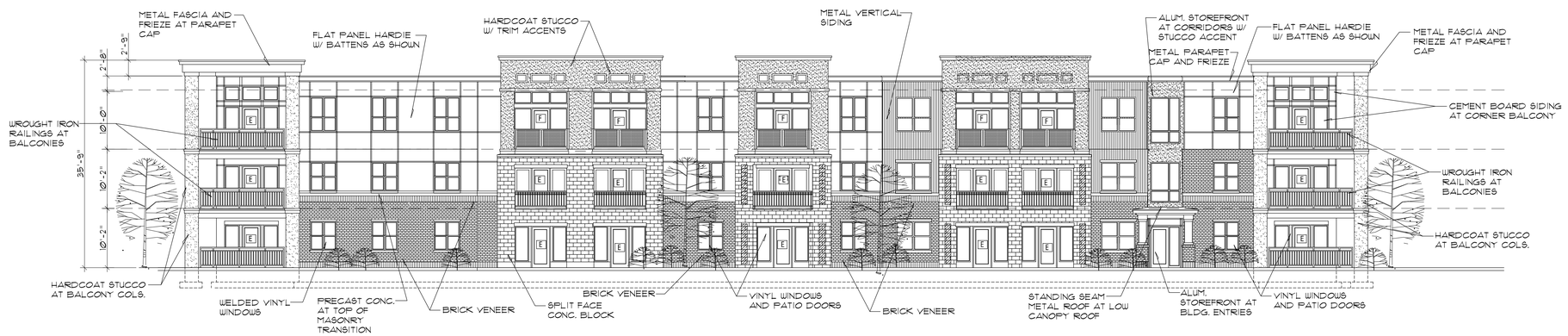
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# Exhibit 9: Building E Elevations




NORTH ELEVATION - BLDG. 'E'

SCALE: 1/8" = 1'-0"




WEST ELEVATION - BLDG. 'E'

SCALE: 1/8" = 1'-0"

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22-015

SHEET TITLE

EXTERIOR ELEVATIONS
BUILDING 'E'
SCALE : 3/32" = 1'-0"

PROJECT/OWNER

ICO ANDERSON FARMS
LINDON, UT
ANDERSON BLVD.
LINDON, UTAH
ICO DEVELOPMENT

ARCHITECT

architecture
2033 dan drive
layton, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION

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DATE

15 DEC 2023

SHEET NUMBER

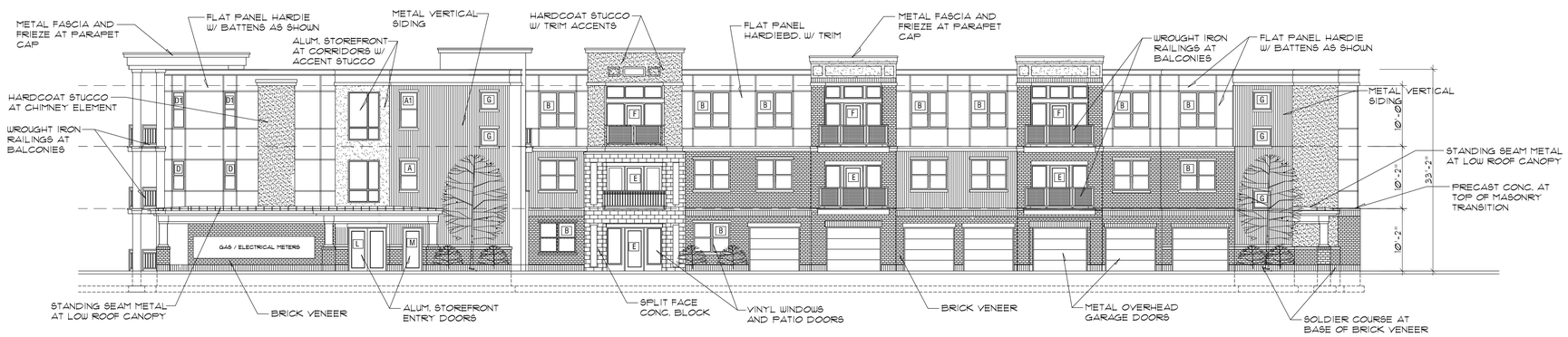
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# Exhibit 9: Building E Elevations




SOUTH ELEVATION - BLDG. 'E'

SCALE: 1/8" = 1'-0"




EAST ELEVATION - BLDG. 'E'

SCALE: 1/8" = 1'-0"

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PROJECT NUMBER

22-015

SHEET TITLE

EXTERIOR ELEVATIONS

BUILDING 'E'

SCALE: 3/32" = 1'-0"

PROJECT/OWNER

ICO ANDERSON FARMS

LINDON, UT

ANDERSON BLVD.
LINDON, UTAH
ICO DEVELOPMENT

ARCHITECT

architecture
2033 don drive
ogden, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION

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DATE

15 DEC 2023

SHEET NUMBER

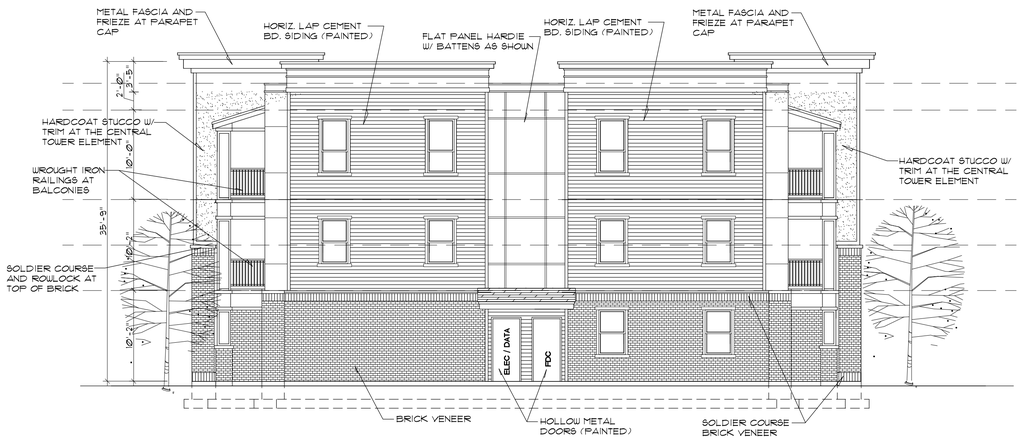
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# Exhibit 9: Buildings F&G Elevations



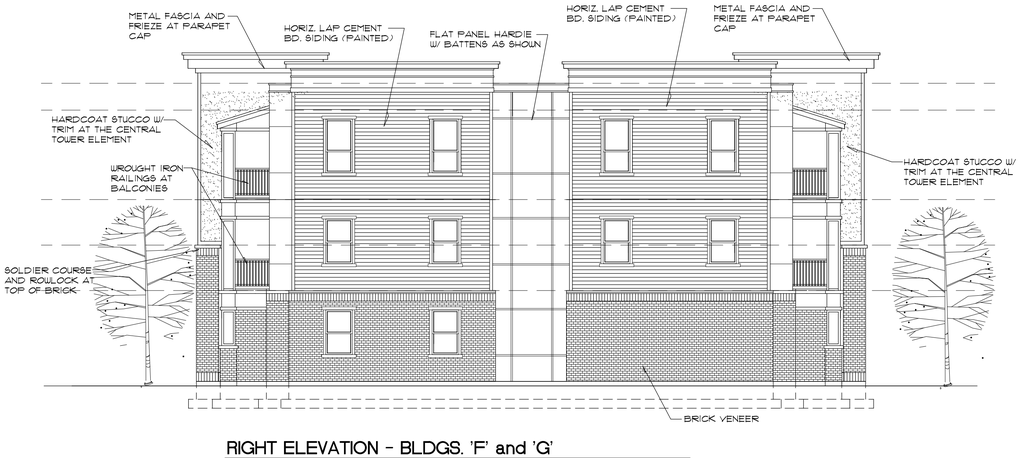

FRONT ELEVATION - BLDGS. 'F' and 'G'

SCALE: 1/8" = 1'-0"




LEFT ELEVATION - BLDGS. 'F' and 'G'

SCALE: 1/8" = 1'-0"




RIGHT ELEVATION - BLDGS. 'F' and 'G'

SCALE: 1/8" = 1'-0"




REAR ELEVATION - BLDGS. 'F' and 'G'

SCALE: 1/8" = 1'-0"

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PROJECT NUMBER

22-015

SHEET TITLE

FLOOR PLANS
BUILDINGS 'F' AND 'G'
SCALE : 1/8" = 1'-0"

PROJECT/OWNER

ICO ANDERSON FARMS
LINDON, UT
ANDERSON BLVD.
LINDON, UTAH
ICO DEVELOPMENT

ARCHITECT

architecture
2033 dan drive
layton, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION

--

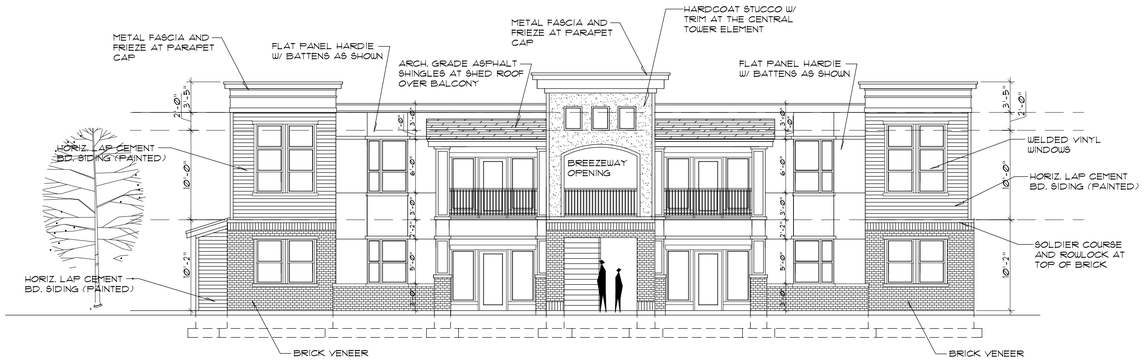
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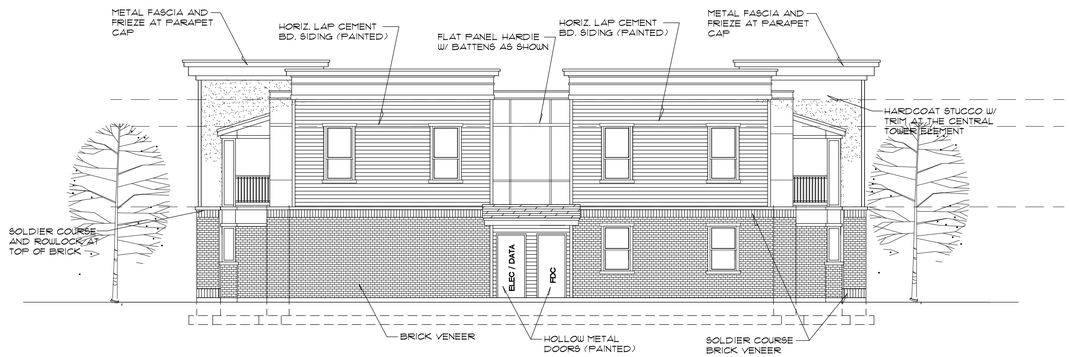
AF.3

# Exhibit 9: Buildings H, J, K, & L Elevations



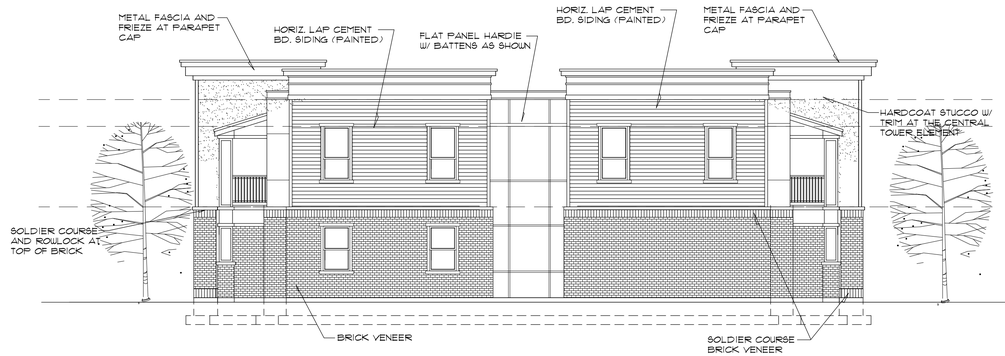

FRONT ELEVATION - BLDGS. 'H', 'J', 'K', 'L'

SCALE: 1/8" = 1'-0"



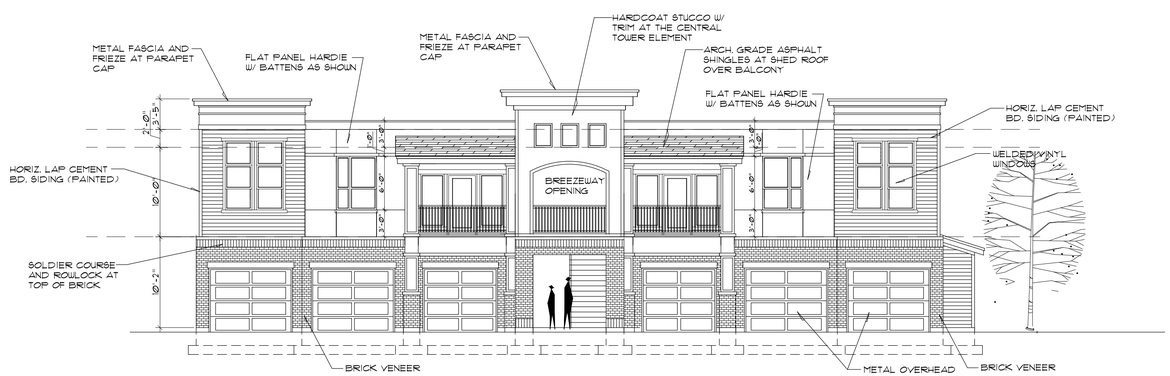

LEFT ELEVATION - BLDGS. 'H', 'J', 'K', 'L'

SCALE: 1/8" = 1'-0"




RIGHT ELEVATION - BLDGS. 'H', 'J', 'K', 'L'

SCALE: 1/8" = 1'-0"




REAR ELEVATION - BLDGS. 'H', 'J', 'K', 'L'

SCALE: 1/8" = 1'-0"

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PROJECT NUMBER
22-015

SHEET TITLE
FLOOR PLANS
BLDGS. H, J, K, AND L
SCALE : 1/8" = 1'-0"

PROJECT/OWNER
ICO ANDERSON FARMS
LINDON, UT
ANDERSON BLVD.
LINDON, UTAH
ICO DEVELOPMENT

ARCHITECT

architecture
2033 dan drive
layton, utah 84040
(801) 593-9338
(801) 593-9328 FAX

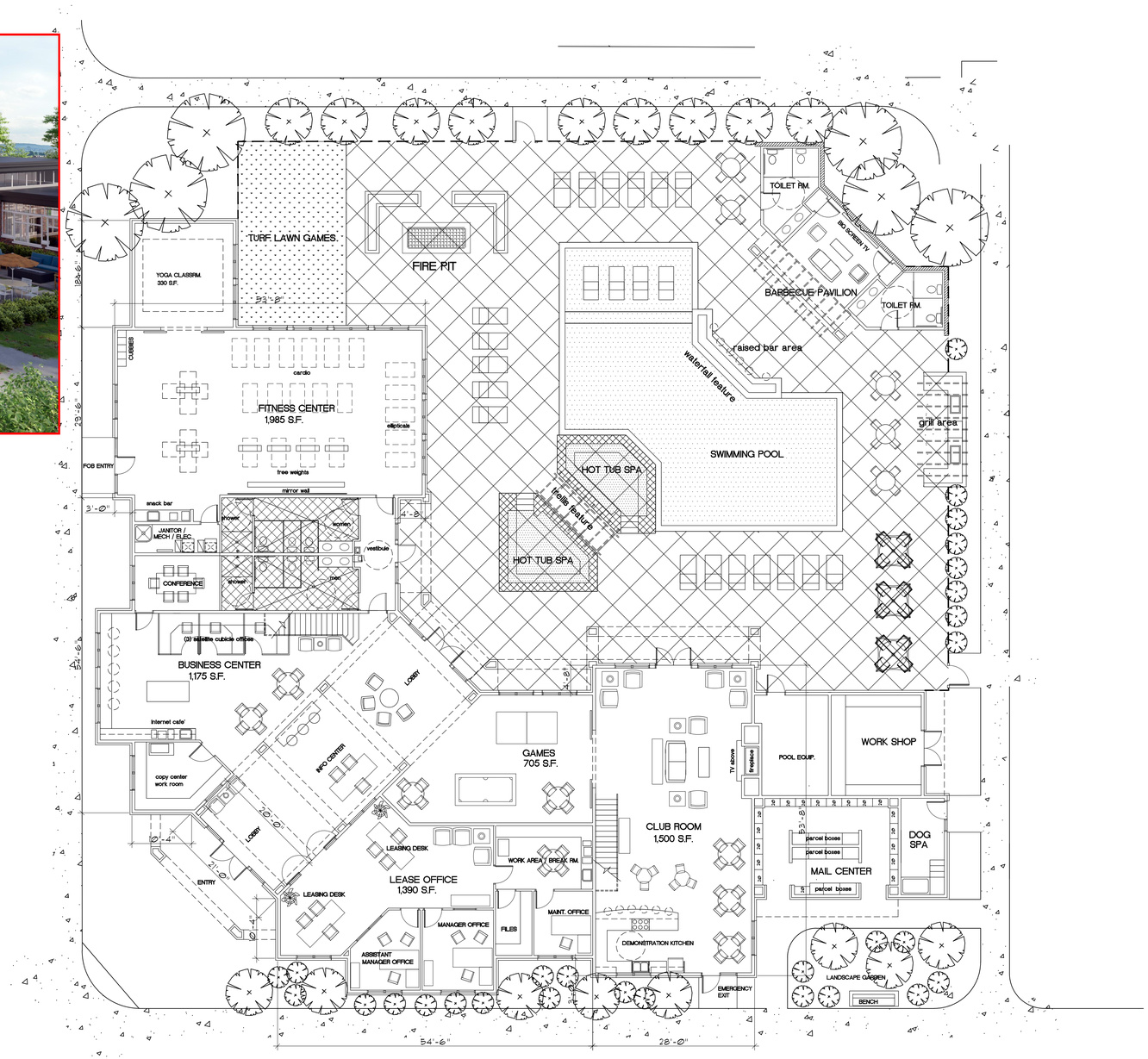
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DATE
15 DEC 2023

SHEET NUMBER
AH.3

# Exhibit 10: Clubhouse Floor Plan and Renderings






## CLUBHOUSE / POOL TERRACE PLAN

SCALE: 3/32" = 1'-0"

MAIN FLOOR: 8,845 SQ. FT.
UPPER FLOOR: 2,410 SQ. FT.
TOTAL AREA: 11,255 SQ. FT.

PROJECT NUMBER
22-015

SHEET TITLE
CLUBHOUSE / POOL
POOL TERRACE PLAN
SCALE : 3/32" = 1'-0"

PROJECT/OWNER
ICO ANDERSON FARMS
LINDON, UT
ANDERSON BLVD.
LINDON, UTAH
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ARCHITECT

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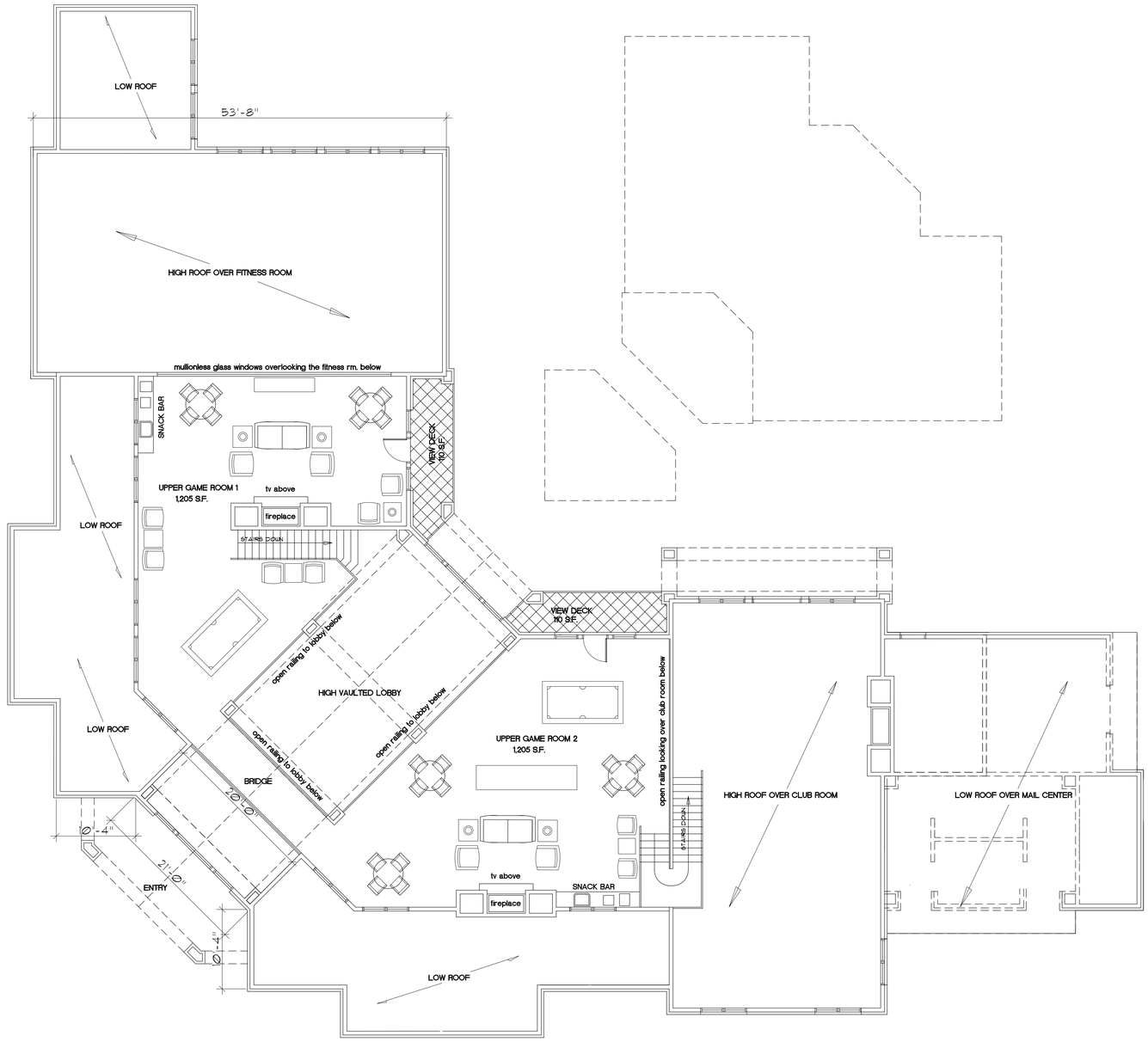
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SHEET NUMBER
ACH.0

# Exhibit 10: Clubhouse Floor Plan




## CLUBHOUSE UPPER FL

SCALE: 1/8" = 1'-0"

2,410 SQ. FT.

PROJECT NUMBER
22-015

SHEET TITLE
CLUBHOUSE
UPPER FLOOR PLAN
SCALE : 1/8" = 1'-0"

PROJECT/OWNER
ICO ANDERSON FARMS
LINDON, UT
ANDERSON BLVD.
LINDON, UTAH
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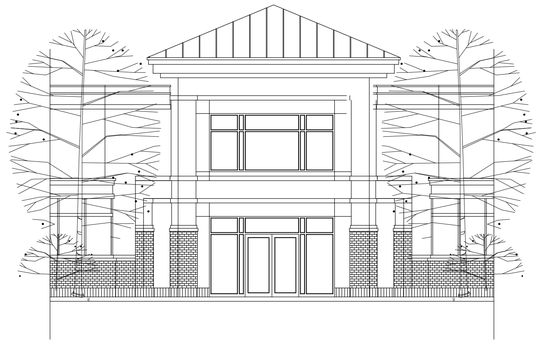
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ACH.2

# Exhibit 10: Clubhouse Renderings and Elevations



CLUBHOUSE MAIN ENTRY

SCALE: 1/8" = 1'-0"




CLUBHOUSE SOUTH ELELVATION

SCALE: 1/8" = 1'-0"




CLUBHOUSE EAST ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT NUMBER
22-015

SHEET TITLE
CLUBHOUSE ELEVATIONS
SCALE : 1/8" = 1'-0"

PROJECT/OWNER
ICO ANDERSON FARMS
LINDON, UT
ANDERSON BLVD.
LINDON, UTAH
ICO DEVELOPMENT

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# Exhibit 10: Clubhouse Renderings and Elevations



WORK SHOP | POOL EQUIP. | CLUB ROOM | POOL TERRACE | FITNESS CENTER

## CLUBHOUSE NORTH ELEVATION

SCALE: 1/8" = 1'-0"





FITNESS CENTER ENTRY | BUSINESS CENTER | ENTRY

## CLUBHOUSE WEST ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT NUMBER
22-015

SHEET TITLE
CLUBHOUSE ELEVATIONS
SCALE : 1/8" = 1'-0"

PROJECT/OWNER
ON FARMS
D.
ENT

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DATE
15 DEC 2023

SHEET NUMBER
ACH.5

# 8.0 Recommendations

Based on the information and findings presented in this report, the following recommendations are proposed under the different study scenarios.

### 2025 Opening Year Scenario

Under the 2025 Opening Year scenario, the Anderson Blvd and 700 North intersection will function with LOS "F". The traffic volumes will meet the warrant for a traffic signal and therefore it is recommended this intersection be signalized by 2025. This intersection is part of the City's Transportation Master Plan to be signalized. As a signalized intersection, this intersection will function with LOS "B" or better.

Also, under the 2025 Opening Year scenario, it is recommended the Geneva Road and Anderson Lane also be signalized. This intersection will function with an overall LOS "B" or better.

### 2025 Opening Year w/ Project Scenario

Under the 2025 Opening Year with Project scenario, and the recommendations to signalize the Anderson Blvd/700 North intersection and also the Anderson Lane/Geneva Road intersection, all intersections will function with acceptable LOS. With the addition of the Anderson Farms Apartments traffic within this study area, Access 1 and Access 2 will be constructed to provide access to 1200 West. These two accesses will be constructed with one receiving lane and one exiting lane. All movements at this intersection will function with acceptable levels of service.

### 2030 Future Year Scenario

With the projected growth in traffic to the 2030 Future Year, and the recommendation to signalize the Anderson Blvd/700 North intersection and the Anderson Lane/Geneva Road intersection, all intersections will function with acceptable LOS.

### 2030 Future Year w/ Project Scenario

Similar to the 2025 Opening Year with Project, all intersections will continue to function with acceptable levels of service with the signalization of the Anderson Blvd/700 North and Anderson Lane/Geneva Road intersections.

# ADJOURN