

2 The Lindon City Council regularly scheduled meeting on **Thursday, January 25, 2024,**
4 **at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,
Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Carolyn Lundberg, Mayor

10 **PRESENT**

Carolyn Lundberg, Mayor
12 Van Broderick, Councilmember
Jake Hoyt, Councilmember
14 Steve Stewart, Councilmember
Cole Hooley, Councilmember
16 Lincoln Jacobs, Councilmember
Brian Haws, City Attorney
18 Mike Florence, Community Dev. Director
Britni Laidler, City Recorder

EXCUSED

Adam Cowie, City Administrator

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

22 **CURRENT BUSINESS**

- 24 2. **Continued Item - Anderson Farms Planned Development change (Ordinance**
26 **2024-3-O)**. The applicant requests an amendment to modify requirements relating
to lot frontage, coverage, setbacks, development & road design, lot size, and lot
28 type in the AFPD zone.

30 Mike Florence, Community Development Director presented this item. He stated
that this proposed ordinance amendment was continued by the city council at their
32 January 16, 2024, meeting. He gave a brief overview of the Ordinance amendment noting
that the plan consists of 49 single-family homes and 30 townhomes. He then stated that
34 Ivory Development is proposing changes to the ordinance and plans since the previous
January 16 meeting. Those changes include changing the front setbacks in Phases H2 and
36 H3 to be increased from 18' to 20' to the front of the garage with 8' rear yards except for
Lots 117, 123, 124, & 131 which, due to the curvature of the streets, decreases the lot
38 depth. For those lot the front setback would be 18' to the front of the garage. The
applicant is also proposing to increase the number of visitor parking stalls for the
40 townhomes from 10 to 19.

42 Mr. Florence then presented the proposed ordinance amendments does the
following:

- 44 • The existing side yard setback requirement in the ordinance calls out 5'/5'.
However, the development agreement has a side yard setback requirement of

- 2 6’/6’. The ordinance fixes an inconsistency between the city code and the
development agreement.
- 4 • From the January 16, 2024 meeting the front setbacks are being changed from 18’
to 20 to the garage with the exception of lots 117, 123, 124, and 131. Those will
6 still have 18’ front yard setbacks to the garage due to the curvature of the roads.
- 8 • The ordinance amendment would adopt the different setback requirements for
Phase H only.
- 10 • The proposed amendment would allow for one flag lot with a 15’ frontage. A
typical frontage in the city subdivision code is 25’.
- 12 • The proposed amendment allows for 6 double frontage lots on Phase H3 but does
not allow vehicles access.
- 14 • The proposed amendment sets a maximum building coverage for Parcel H so that
the entire lot is not covered in buildings.
- 16 • The proposed amendment amends the average lot size to 6,300 square feet.

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 20’ to garage	20’-0’	5’/5’	15’-0’	6,600 sq ft	60%
Parcel H3*	12’ to living space 20’ to garage	8’-0’	4’/4’	10’-0’	2,800 sq ft	65%

Townhome 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’

22 Mr. Florence then noted that the townhome renderings and floor plans that were
presented to the council previously were from a different development that Ivory
24 Development is constructing in Lehi. He noted that those renderings submitted didn’t
show a rear door going to private rear yard, and the floor plans didn’t match the site plan.
26 The developer noted this inconsistency and is committed to providing appropriate access
with a first level door to the private rear yards.

2 Councilmember Hoyt asked for clarification on square footage requirements, and
if there was an average that needed to be met per section. Mr. Haws explained the
4 agreement stated that when determining whether or not plan complies with the
development agreement they will need to refer to exhibit K. He stated that exhibit K lays
6 out setbacks for townhomes but doesn't set a size for townhomes. Councilmember
Hooley wanted to clarify that the most recent potential plan with more townhomes would
8 add 15 more townhomes versus the current presented plan. Mr. Florence clarified the
difference in the presented amendment versus the most recent potential plan presented.
10 He noted that both options would fit within the terms of the original development
agreement.

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14 Following some general discussion, Mayor Lundberg called for a motion to open
the public hearing.

16 COUNCILMEMBER HOYT MOVED TO OPEN THE PUBLIC HEARING.
COUNCILMEMBER BRODERICK SECONDED. THE MOTION CARRIES.

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20 **Kristen Tims** wanted to voice dissatisfaction with this plan stating she doesn't like
townhomes and thinks there is a better way to go about this. She stated she wants to see
more affordable housing in that area.

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24 **Stephanie Smith** wanted to voice her opinion that as a resident in that area she would
prefer the option with less townhomes, and stated she likes the smaller cottage single-
family homes in H3. She asked for clarification on the homes wondering if they would be
26 sold or rented.

28 **Dane Peterson** stated he is also a resident in the area and stated that he misses the larger
lots of Lindon and knows he cannot change anything at this point but is disappointed in
30 how things are now. He wanted to know what would be done to help traffic in the area,
stating it is already hard to get out of that area without all these added homes. He hopes
32 that any future developments that come, that no loopholes would be available to
developers.

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36 COUNCILMEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING.
COUNCILMEMBER BRODERICK SECONDED. THE MOTION CARRIES.

38 Mr. Haws, City Attorney wanted to clarify to those in attendance that Ivory did
not find loopholes, they were just working with their original 2017 agreement. Mayor
40 Lundberg then gave a timeline of the events from the last meeting to this meeting to those
in attendance and wanted to commend Ivory for being patient and making changes that
42 were discussed previously to the presented amendment tonight. Councilmember Jacobs
stated that appreciated Ivory coming back and listening to concerns and making those
44 changes. Councilmember Hooley voiced appreciation for those in attendance and stated
he went and was able to survey the area in parcel G and get resident input and found that

2 overall residents were less concerned with cottage homes and more with the townhomes
and added traffic. Councilmember Stewart stated he appreciates the public coming and
4 voicing their opinion. He then stated gratitude that this plan is back on the table for the
council to address.

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

10 COUNCILMEMBER STEWART MOVED TO APPROVE ORDINANCE
AMENDMENT 2024-3-O AS PRESENTED. COUNCILMEMBER JACOBS
12 SECONDED THE MOTION.

THE VOTE WAS RECORDED AS FOLLOWS:

14 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOYT AYE

16 COUNCILMEMBER STEWART AYE

COUNCILMEMBER HOOLEY AYE

18 COUNCILMEMBER JACOBS AYE

THE MOTION CARRIED UNANIMOUSLY.

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**3. Continued Item – Amendment to the Anderson Farms Master Development
22 Agreement (Resolution 2024-2-R).** The applicant requests to amend the
development plan for Parcel H as identified in the Anderson Farms Master
24 Development Agreement and exhibits.

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Mr. Florence presented this item stating that the proposed development agreement
28 amendment was continued by the city council at their January 16, 2024 meeting. He
presented to the council the changes this amendment would make. He then presented the
30 road profile changes this would make to Wheatgrass Lane and 1200 W. He noted that
since the last meeting Ivory Development and the City has not been able to make the road
32 profile changes that were discussed by the city council at the January 16 meeting. He
stated that staff has included as a condition of approval that Ivory Development and the
34 city will continue to work on a final road profile design for 1200 W. and Wheatgrass
Lane.

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

40 COUNCILMEMBER STEWART MOVED TO APPROVE RESOLUTION
AMENDMENT 2024-2-R AS PRESENTED. WITH THE CONDITION THAT THE
42 APPLICANT AND CITY WILL CONTINUE TO WORK ON A FINAL ROAD
PROFILE DESIGN FOR 1200 W. AND WHEATGRASS LANE. COUNCILMEMBER
44 JACOBS SECONDED THE MOTION.

THE VOTE WAS RECORDED AS FOLLOWS:

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

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4. Amended Preliminary Major Subdivision Approval for 79 lots in Parcel H of the Anderson Farms Development. Ivory Development requests major subdivision approval for a 79-lot subdivision. Parcel H Phase 1 originally received major subdivision approval by the Lindon City Council on November 21, 2022. The Parcel H Phase 1 subdivision plat was never recorded. Ivory Development is requesting to amend the original Parcel H subdivision.

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Mike Florence presented this item stating that Ivory is seeking preliminary subdivision plat approval for Plat H. He stated that Plat H is a 79-lot detached single family lot and townhome phase of the development and Plat H will be the 7th and final phase of the Anderson Farms single-family/townhome phase of the development.

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

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COUNCILMEMBER JACOBS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR PRELIMINARY MAJOR SUBDIVISION APPROVAL OF ANDERSON FARMS PLAT H AMENDING THE PREVIOUSLY APPROVED 2022 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. PRIOR TO PLAT RECORDING, THE APPLICANT WILL PROVIDE STAFF WITH A FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNER'S CONSENT TO DEDICATION, AND OBTAIN SIGNATURE OF ALL ENTITIES INDICATED ON THE ATTACHED SUBDIVISION PLAT; 3. COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 4. THE PLANS AND PLAT WILL MEET AND BE CONSTRUCTED AS PER APPLICABLE SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 5. ALL ITEMS FOR PARCEL H FOUND IN THE DEVELOPMENT AGREEMENT WILL BE COMPLETED; 6. THE APPLICANT WILL CONTINUE TO WORK WITH CITY STAFF ON THE FINAL ROAD PROFILE FOR 1200 W. AND WHEATGRASS LANE; AND 7. ALL ITEMS OF THE STAFF REPORT. COUNCILMEMBER STEWART SECONDED THE MOTION.

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THE VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER BRODERICK AYE

2 COUNCILMEMBER HOYT AYE
COUNCILMEMBER STEWART AYE
4 COUNCILMEMBER HOOLEY AYE
COUNCILMEMBER JACOBS AYE
6 THE MOTION CARRIED UNANIMOUSLY.

8 Mayor Lundberg addressed the public to inform them of how Ivory has helped in
the development of that area allowing for homes instead of an industrial zone. She then
10 voiced appreciation for Ivory for all they have done to help build a beautiful community
in the Aderson Farms development. Mayor Lundberg called for any further discussion or
12 comments from the Council. Hearing none she called for a motion to adjourn.

14 **Adjourn** –

16 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 6:06 PM. COUNCILMEMBER HOYT SECONDED THE MOTION. ALL
18 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

20 Approved – March 4, 2024

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Britni Laidler, City Recorder

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Carolyn O. Lundberg, Mayor