

2 The Lindon City Council and Lindon City Planning Commission held a Joint Work
Session on **Tuesday, April 14, 2015 at 6:00 p.m.** in the Lindon City Center, City
Council Chambers, 100 North State Street, Lindon, Utah.

4 **WORK SESSION** – 6:00 P.M.

6 Conducting: Hugh Van Wagenen, Planning Director

8 **PRESENT**

ABSENT

10 Jeff Acerson, Mayor
Randi Powell, Councilmember
12 Matt Bean, Councilmember
Van Broderick, Councilmember
14 Carolyn Lundberg, Councilmember
Jacob Hoyt, Councilmember
16 Sharon Call, Chairperson
Rob Kallas, Commissioner
18 Bob Wily, Commissioner
Matt McDonald, Commissioner
20 Mike Marchbanks, Commissioner
Andrew Skinner, Commissioner – arrived 6:50

22 **Staff Present**

24 Adam Cowie, City Administrator
Hugh Van Wagenen, Planning Director
26 Jordan Cullimore, Associate Planner
Heath Bateman, Parks & Rec Director
28 Kathy Moosman, City Recorder

30 **Ivory Representatives**

Kyle Honeycutt
32 Ken Watson
Justin Earle, ICO Development
34 Keith Bennett, KCB Architecture
Jim Sieberg

36 **Other Attendees**

38 Ron Anderson
Kent Anderson

- 40
1. **Call to Order** – The meeting was called to order at 6:10 p.m.
 2. **Work Session**—Ivory Development, Anderson Farms. The Council and
44 Commission will discuss the latest concept plan for the Ivory Development, Anderson
Farms residential project.

2 Hugh Van Wagenen, Planning Director, opened the discussion by explaining the
purpose of the meeting tonight is to discuss the latest concept plan for the Ivory
4 Development, Anderson Farms residential project. The project is approximately located
at 500 North Anderson Lane and encompasses about 135 acres. Mr. Van Wagenen stated
the next step will be a work session without the Ivory representatives present.

6 Kyle Honeycutt, Ivory representative, addressed the group at this time and
referenced the concept plan on the screen. He mentioned he will be bringing up a couple
8 of items and then bring in the ICO team for discussion on the multifamily. He explained
the one item that has been added since the last discussion is they have mixed the lots with
10 the bigger in the middle (estate community next to park) and smaller on the outside. He
noted the sales department felt it was a great thing to have an age targeted community
12 there and designed for the retirees with an active adult lifestyle. He added they have done
similar communities (Daybreak) and feel this is a perfect opportunity here in Utah
14 County. The trail length has changed to over 2 miles of planned trail with a big corridor
leading to the regional park (8 ft. trail) that goes all around the park. They have done the
16 design work on the roundabout and have pushed the sign back to the first roundabout
(from 700 North) with the added trees and brick motif. This is a key entry feature and
18 they are spending a lot on the entryway and designed to be the wow factor coming into
the community.

20 Mr. Honeycutt further explained about the park pavilion with the play structure
being the style that the city likes and are designing it specifically to put in. There will be
22 either basketball or tennis courts and just to let them know what they want. The baseball
will be combined with the soccer field. He also pointed out the future sewer lift station
24 and the detention basin area. He also mentioned the possible water pond that will
pressurize the secondary water system. He then turned the time over to Mr. Earle for the
26 multifamily discussion.

28 Justin Earle spoke at this time. He noted they put together several site plans that
meet the needs and concerns expressed at the last meeting and accomplishes all the
desires expressed from the last meeting. Keith Bennett talked about the 2 parcels that are
30 designated for multifamily. He noted they put something together of what they would do
for the more affluent and lifestyle choice of renter that is willing to pay more for
32 amenities of a community that treats them like they are living in a resort; that is the type
of community they are going for. Mr. Bennett explained that the north end is somewhat
34 off the main entry and begins to be a buffer to the commercial and other uses that are
going to develop as the city develops to the east this is a buffer and will be stepping that
36 density up as we go forward.

38 Mr. Bennett went on to say that the edge buffer with the homes and what they are
proposing is to create smaller units with auto courts between the 12-plex building only
that is what is intended to create a step from the single family to a smaller multifamily
40 and then that would step to a gridded system that extends the feel of a community that
isn't just parking lots and apartments and its facing all the buildings with sidewalks and
42 streetscapes of trees that run along the perimeters creating a grid pattern of streets that are
pedestrian friendly. This will also have access directly to the street and move into higher
44 density behind and graduating finally to 4 story buildings. The idea is to build up and
soften and not adversely impact the single family user. There will be 5 points of access
46 and they will get the feel of a street like any other street in town but will have apartment

2 use buildings on each side with a pedestrian feel. As we create this hub there will be a
community center including a fitness center, theater, swimming pool, hot tub, internet
café, outdoor spaces with a pavilion; it will be like resort living every day.

4 He went on to say to the south it is more landlocked and harder to get good grid.
There are similar buildings on north side and bring grid in with landscaped roundabout
6 and the grid and a whole new second amenity package with a green space that ties it
directly to the park as a whole with a pedestrian friendly path. They are tying the
8 multifamily and the key is trying to hide the cars and make them secondary. The parking
areas are tucked inside as to have access in the middle with a sound and visual buffer. He
10 stated this is a form based design of the streetscape with the treescape with the parking
being the driving point. This is a concept that they are looking to do in Draper and
12 Farmington also. Mr. Bennett stated it will be more affluent with higher rent and the
person who is willing to pay for the lifestyle that you won't have in other communities.

14 Mr. Earle showed slides and mentioned that Park Lane Village and Fairbourne
Station won clubhouse of the year because of the quality of construction and finishes and
16 because it provides what the people want. This shows attention to detail and quality of
finish with the end user in mind. The point is the elevations of the buildings are not what
18 they are proposing (types) but not the building. These are concepts and site plans we like
but we can have flexibility (300-400 resident range) with no numbers and get the overall
20 feeling before the group for comments. Mr. Earle mentioned that over the process of the
past couple of months multifamily is seen as the big unknown and it is our hope that the
22 group's perception has changed and that it creates a community that integrates with the
Ivory Homes style and compliments them also and they truly believe that. He called for
24 any questions or comments at this time.

26 Mr. Honeycutt asked if the recent tour and a UTA presentation has affected the
groups thinking. Are there any concerns with multifamily?

28 Councilmember Hoyt asked what the average lot size on the big rectangle piece.
Mr. Honeycutt stated they will get lot size to them but they have tried to mix the two.
There is 52 less lots in the triangle because it is deeper in order to do the big and small
30 mixed together. The next step is to get dimensional site plan.

32 Councilmember Lundberg commented that she has seen a lot of dog parks in the
contemporary urban design projects. Mr. Bennett stated that every single community they
do has a dog park and a dog watch. One thing discussed was the feathering approach with
34 a 2 story townhome feel vs. and immediate 3 story. Mr. Earle stated the feathering
happens naturally in the community because there will be 2 story homes in the single
36 family lots so there will already be a mix. She also mentioned the clubhouse is more
tucked back vs. more of a presentation effect complex. What are the pros and cons? Mr.
38 Bennett stated they feel they want it to be more available for access to the residents and it
also strengthens the rear units that are closer to the freeway and they are trying to step
40 and the transition is a greater good. They are after the end user being able to participate as
a whole and it is an extension of the community and not just the front door.

42 Commissioner Wily commented that the disappearing parking is very nice and
with the pedestrian access and the flow of the streets and streetscapes he believes this
44 could be much nicer than anything they have looked at. Mr. Bennett stated the parking is
hidden and the garages will not be seen from the streets. Commissioner Kallas asked
46 what the feasibility is of the Thorne parcel becoming a part of the project. He has met

2 with the Thornes several time and the key concern is that Mr. Thorne wants to sell the
property and roll it into a cabin property but is struggling to find the property. It would be
nice to incorporate it in and it is nice they have a tentative agreement to re-zone this.

4 Councilmember Lundberg asked about the status with the school district and the
possibility of a school as there will be a lot of children commuting. Mr. Cowie stated the
6 school district is not even considering a school at the location. They are looking at
expanding Lindon Elementary. Mr. Honeycutt stated the LDS Church has contacted Mr.
8 Thorne about a church on his property and they are very flexible about adding these
amenities to the master plan and they are aware of that and they would love to be
10 contacted again.

12 Commissioner Wily also mentioned he likes the senior living concept and if they
will have basements. Mr. Honeycutt stated they may add basements in certain lots but
the decision hasn't been made yet. Councilmember Hoyt brought up the greenspace and
14 asked what the plan is on a fence between a buffer between Geneva Road and the
freeway. Mr. Honeycutt stated that is based on standard Lindon City rules similar to
16 Cullimore Court. There will be a decorative concrete wall (6 ft.) wherever there is a
change in zones. Councilmember Broderick asked if they have done any high density
18 traffic flow studies coming out of the high density.

20 Mr. Honeycutt stated they have tried to separate the industrial from the residential
and when the retail comes does it make the connection. They had a version that blocked
the industrial and it made sense to give the connection to have more access points with
22 bike lanes, center median, etc. He stated they could get a formal traffic study done. They
are still working out all the details. There was then some additional discussion by the
24 group regarding the multifamily units (including elevators) and the feathering concept,
active adult community and street widths and setbacks. Mr. Honeycutt stated they have
26 done several active adult communities (#1 community) that have been very successful.
There was then some discussion on the overall design and feel of the community concept.
28 They could design the multifamily units more efficiently but they have conscientiously
designed it to not be the standard but designed to be in the best interest of the city and
30 community. He noted they will come up with some recommendations on street widths
and setbacks and present it to staff first and then present it at a later meeting.

32 At this time, Mr. Van Wagenen asked about the sewer lift station box. Mr.
Honeycutt said they have done some studies on the utilities on the project noting there is
34 a high water table so they will have collection/detention areas. Sanitary needs a sewer lift
station. They have been meeting with the City Engineer for the past 4 months on this
36 issue so there is a good plan for that issue. They have made some great progress and there
is big savings if they work together. The costs have not been determined but they realized
38 they will be responsible for portions of the plan. He noted that the secondary water will
be tied to the city. Mr. Van Wagenen noted there are some major engineering issues that
40 are being addressed and the city is working with Ivory to make this a workable plan.

42 Councilmember Lundberg complemented the Ivory representatives on their work
on this master planned community as they have included a lot great amenities etc. She
appreciates their flexibility and listening to their concerns and added she is looking
44 forward to seeing more detail on the finishes etc. Mr. Honeycutt asked the group to
please share any ideas or concerns for the next work session so we can attack the issues

2 and make it a win-win for everyone. He added they will provide a dimensional plan at the
3 next meeting including the setbacks.

4 Councilmember Broderick stated he still has concerns with the density. This is
5 very unique to Lindon and the question is what is in this for Lindon and why should we
6 approve a massive change and maintain the legacy in the field that brought 10,000 people
7 to Lindon. Mr. Honeycutt stated part of the reason they are not coming to the next work
8 session is to allow the group to discuss the proposal and to contribute to the
9 comprehensive list and to contemplate what the trade is. He feels the city is getting a
10 chance to allow your kids and grandkids to live in the city too as they cannot afford to
11 now. This is the qualitative aspect and different is not bad and allows all age spectrums to
12 live together. Commissioner Kallas pointed out, in considering this density, that the city
13 gets a planned unit development with a lot of amenities, nice streets with beautiful
14 landscaping rather than light industrial in the area.

15 Commissioner Marchbanks agreed adding it will bring an opportunity to bring
16 other things that haven't been here before, i.e., 700 North businesses etc. Mr. Honeycutt
17 mentioned there will also be impact fees that will feed the city more money as well; what
18 is the builder providing in exchange for what they are getting; these are details that have
19 to be discussed and worked out. Mr. Van Wagenen stated that staff, along with Ivory, is
20 trying to present something that is not only quantitative but qualitative to the citizens of
21 Lindon and are working to get something on paper to that end to help make the decisions.

22 **Adjourn** – The meeting was adjourned at 7:50

24 Approved –December 15, 2015

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Kathryn Moosman, City Recorder

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Jeff Acerson, Mayor

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Sharon Call, Chairperson