

2 The Lindon City Council and Lindon City Planning Commission held a Joint Work
Session on **Monday, October 20, 2014 at 6:00 p.m.** in the Downstairs Conference
Room at Ivory Ridge, 3340 North Center Street, Lehi, Utah.

4 **WORK SESSION** – 6:00 P.M.

6 Conducting: Hugh Van Wagenen, Planning Director

8 **City Council Members Present**

10 Jeff Acerson, Mayor
12 Randi Powell, Councilmember
14 Matt Bean, Councilmember
Jacob Hoyt, Councilmember
Carolyn Lundberg, Councilmember

Planning Commission Members Present

Sharon Call, Chairperson
Ron Anderson, Commissioner
Rob Kallas, Commissioner
Andrew Skinner, Commissioner
Bob Wily, Commissioner
Matt McDonald, Commissioner

16 **Lindon City Staff Present**

18 Adam Cowie, City Administrator
Hugh Van Wagenen, Planning Director
20 Jordan Cullimore, Associate Planner
Don Peterson, Public Works Director
22 Heath Bateman, Parks & Rec. Director

Absent

Van Broderick, Councilmember
Mike Marchbanks, Commissioner

24 **Ivory Homes Representatives**

Chris Gamvroulas – Ivory Homes
26 Kyle Honeycutt – Ivory Homes
Ken Watson – Ivory Homes
28 Troy Sanders – Think Architecture
Ron Hales – Hales Engineering
30 Rex Burgener

- 32 1. **Call to Order** – The meeting was called to order at 6:00 p.m.
- 34 2. **Discussion Item:** The Lindon City Council and Planning Commission conducted a
36 joint work session to hear a presentation from Ivory Homes to discuss a housing
development proposed on the Anderson Farm, located at approximately 1400 West
and 500 North in Lindon.

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40 Hugh Van Wagenen, Planning Director, led the discussion by explaining the
purpose of this work session is to hear a presentation from the representatives of Ivory
42 Homes and to discuss a proposed housing development to be located at Anderson Farm,
approximately 1400 West and 500 North in Lindon, and to tour the Ivory Ridge facility.
44 Mr. Van Wagenen noted that representatives from Ivory Homes are in attendance to
present ideas and opinions and to hear feedback from the Council, Commission and staff
46 on the proposed development in Lindon. He noted that no motions will be made as this
presentation is for discussion and information only.

2 At this time, Chris Gamvroulas, Ivory Homes representative, gave a brief
summary explaining developments like Ivory Ridge are a master-planned community of
4 homes that have something for homebuyers in many stages of life. They mentioned that
residents benefit from living in these types of communities because they have great
6 amenities right outside their door. Their communities offer amenities like tennis courts
(indoor and outdoor), swimming pools, workout facilities, and space for business or
social gatherings.

8 Mr. Gamvroulas then gave the attendees a walk-thru tour of the Ivory Ridge
facility showing the development and the amenities offered there. The group was then
10 directed to the Ivory Ridge conference room where they congregated for a working
dinner/discussion of the tour and the proposed housing development to be located at
12 Anderson Farm in Lindon. Mr. Gamvroulas presented concept plans for their potential
development and highlighted the different housing types that may be considered for the
14 area. Mr. Gamvroulas also identified that this is the first of many drafts anticipated to be
presented.

16 Following some additional discussion the meeting was adjourned at 8:05 p.m.

18 Approved – February 3, 2014

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Kathryn Moosman, City Recorder

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Jeff Acerson, Mayor

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Sharon Call, Chairperson

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