

2 The Lindon City Council and Lindon City Planning Commission held a Joint Work
3 Session on **Tuesday, February 10, 2015 at 6:00 p.m.** in the Lindon City Center, City
4 Council Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION** – 6:00 P.M.

8 Conducting: Hugh Van Wagenen, Planning Director

10 **PRESENT**

ABSENT

12 **City Council members**

12 Jeff Acerson, Mayor
13 Randi Powell, Councilmember
14 Matt Bean, Councilmember
15 Van Broderick, Councilmember
16 Jacob Hoyt, Councilmember
17 Carolyn Lundberg, Councilmember

18 **Planning Commission members**

20 Sharon Call, Chairperson – arrived 7:00 pm
21 Mike Marchbanks, Commissioner
22 Rob Kallas, Commissioner
23 Bob Wily, Commissioner
24 Andrew Skinner, Commissioner
25 Matt McDonald, Commissioner

26 **Staff members**

28 Adam Cowie, City Administrator
29 Hugh Van Wagenen, Planning Director
30 Jordan Cullimore, Associate Planner
31 Kathy Moosman, City Recorder

32 **Other Attendees**

34 Ron Anderson, Landowner
35 Kent Anderson, Landowner

36 **Ivory Representatives**

38 Kyle Honeycutt
39 Justin Earl
40 Keith Bennett

- 42 1. **Call to Order** – The meeting was called to order at 6:00 p.m.
- 44 2. **Work Session**—Ivory Development, Anderson Farms: The Council and
Commission will discuss the latest concept plan of the Ivory Development Anderson

2 Farms residential home project. The project is approximately located at 500 North
Anderson Lane and encompasses about 135 acres.

4 Hugh Van Wagenen, Planning Director, led the discussion by explaining the
purpose of the meeting tonight is to gather feedback from the recent ICO tour. Mr. Van
6 Wagenen then referenced for discussion an email sent that showed property values and
tax rates for a rough comparison. He noted they would like to pin down how many units
8 the body is comfortable with and also the minimum lot size in the area so Ivory can take
out the “guess work” and be able to move forward. Mr. Van Wagenen stated following
10 the presentation there will be an open forum for discussion.

12 Kyle Honeycutt, Ivory Homes representative, addressed the body at this time to
present his power point presentation. Mr. Honeycutt explained that the proposed
development will incorporate an HOA planned community with the apartments managed
14 separately. He explained that with an HOA managed community comes certain
amenities including a pool and bathroom facility with a surrounding park, street trees and
16 other plantings down the main corridor, equipment, entry monumentation, and other
things the HOA will pay for (i.e., replacing trees that die on the main corridor, pool
18 maintenance, etc.). He added that these are great things the HOA brings and it makes
sense as there is a theme. He mentioned that the dues the homeowners pay will be small
20 as it is spread over so many people so it is a perfect all around situation. The HOA will
also cover and govern the following:

- 22 • Architecture design guidelines.
- Landscaping requirements.
- 24 • Parking requirements and standards.

26 Mr. Honeycutt stated those residents who do not abide by the HOA guidelines
will be fined, so what you get is a community that looks good in perpetuity. Mr.
28 Honeycutt stated that Ivory Homes is here to stay and they will be maintained for a very
long time through an HOA. Mr. Honeycutt then referenced the proposed single family
30 size details as follows:

32 **Single Family Detached Sizes**

Size proposed is 87.5 wide x 110’ deep

- 34 • Setbacks = 25’ front, 25’ back and 20’ combined side. 8’ minimum side
yard setback
- 36 • Fits 40 plans with a two car and 31 plans with a three car
- Same as Fieldstone regular lot sizes

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Size proposed is 62’ Wide x 90 ‘Deep

- 40 • Setbacks = 20 Front, 20’ rear, 5’ on each side
- Fits 23 two car plans and 10 three car plans
- 42 • Same as Fieldstone age restricted

44 Mr. Honeycutt then showed the Anderson Farms deep lot spreadsheet for
reference followed by some general discussion. He also referenced the provided Ivory
46 Catalog noting it provides a lot of information about their product. There was then some

discussion regarding the catalog. Mr. Honeycutt stated what they are proposing is a 20 ft. front, 20 ft. rear and 5 ft. on each side. People like this size but want to be detached and separated and that is what they have had the most success with.

Mr. Honeycutt stated a great Streetscape produces:

- HOA
- The house plans themselves
- The layout with a lot of curve

Mr. Honeycutt then referenced the following changes and amenities:

- They combined the regional parks into one big park to maximize the use
- Added Club Ivory Park/maintained by the HOA
- They tweaked the main corridor
- Provided regional detention basin
- Big parking lot
- Tot playground
- 2 soccer fields
- Tennis courts
- Baseball fields
- 2 detention basin areas

Councilmember Lundberg asked what amenities Ivory will put into the parks. Mr. Honeycutt stated they are paying \$100,000 per acre for the parks plus the amenities on top of that which adds up to a certain amount. The question is if that amount is big enough to exchange for more density as they are asking for something outside the norm. They understand that with the idea of a PUD (planned unit development) the city gets something out of it, but the main area is really the park. If all of the density goes away and it is trimmed down the amount they are able to pay goes down, but as it stands right now they are really proposing to build the entire park for the city; which is 3 to 4 million dollars.

Mr. Honeycutt re-iterated that the fundamental question is what does the city want in exchange for this density to find the balance and is it something that the city really needs. He pointed out that each meeting will get bigger and more difficult. He stated the question is if this make sense and is the trade worth it, and what will Ivory pay for and what will the city pay for.

Councilmember Lundberg asked for clarification if the Ivory Park (previously mentioned) will be maintained (grass, amenities, etc.) by the Ivory Homes property and HOA dues and if the regional park will potentially pay for amenities but with all ownership turned over to the city. Mr. Honeycutt confirmed that statement.

Councilmember Hoyt inquired if the condo residents are considered HOA members. Mr. Honeycutt stated they will have their own pool and clubhouse.

Commissioner Kallas asked if the homes will sit much higher than the road and if they will raise the road. He also asked how much elevation difference there will be from the top of the windows and the basement at the road. Mr. Honeycutt stated they plan to raise the road a little but they do not want more than 18" of foundation exposed. He also noted

2 the side streets are standard city streets. There was then some general discussion
3 regarding this issue.

4 At this time Mr. Van Wagenen asked the body what the general feeling is on lot
5 size following this discussion; are they feeling more or less of a comfort level. He is just
6 trying to get some direction to move forward.

7 *Councilmember Lundberg:* Stated she has been fine with it all along. She would like to
8 hear from the other members who have had concerns from the first how they feel about it
9 now. She feels that Ivory is offering a good variety and a high quality item.

10 *Commissioner Marchbanks:* Stated he feels good about it. He commented that when you
11 let people do what they do best we get an Ivory Project. He feels what is being proposed
12 is a great planned community and will enhance the area.

13 *Commissioner McDonald:* Stated the 20' setback on the smaller lots has given him some
14 concerns. He feels this is similar to a development in Spanish Fork with the narrower
15 streets that has no parking and makes it a crowded community. He also questioned what
16 the demand and market will be.

17 *Councilmember Hoyt:* Stated he likes where we are going with this and there is a lot of
18 potential, but the density and smaller lots are still an issue for him.

19 *Chairperson Call:* Stated she agrees with Councilmember Hoyt that she has concerns
20 that there is too much density; it is not the quality of the project but she is concerned how
21 well it will fit in with Lindon.

22 *Councilmember Bean:* Mentioned the 90' x 62' size and pointed out if the 62' is the
23 frontage (which is a fair amount of frontage) it doesn't concern him so much, also if the
24 5,580 is the average square footage.

25 *Councilmember Broderick:* Stated the density and setbacks makes him a little
26 uncomfortable. He feels the next step would be to see a list of amenities of what they are
27 willing to give for the density and what the city and citizens of Lindon would get out of
28 it. He would like to see more amenities for the city.

29 *Commissioner Kallas:* Stated if we are looking at coming from ½ acre lots and going
30 down to 5,000 sq. ft. lots it is so much different than what is in Lindon but it is a confined
31 area and an HOA controlled project.

32 *Councilmember Powell:* Stated she has lived in a community like this in the past and
33 commented that good friends are made in a tight knit community. She added that as long
34 as there is a bottom in this she is comfortable with this Ivory portion and feels this is a
35 jump up from townhomes.

2 *Commissioner Skinner:* Stated it is the retirees that have the smaller lots as they do not want to maintain a large lot.

4 Mr. Honeycutt stated they will get more information on the details and look at the issues discussed tonight and try to understand what it means to the costs etc. He noted
6 there will still be more versions forthcoming. He stated there is a fundamental trade/exchange question when they are asking for things above the norm and they realize
8 this. Mr. Honeycutt then turned the time over to Mr. Earl to discuss the apartment side of the project.

10 Mr. Earl presented the discussion on the apartments. He noted they are not to the point yet on the apartment side to present the layout as it is still premature. They won't
12 acquire the land for quite some time and they want to see what the market conditions are. They will know what the demand will be by looking at the Pleasant Grove project. He
14 noted that he does not have a site plan to show the group today. He would like to have some assurances on what the city will and will not allow.

16 Mr. Earl mentioned an approach that may work is to create guidelines that the city would be comfortable with. This is what they refer to as a "form based code" on what the
18 rules are that the architect needs to follow to draw the projects. He would like to think outside of the box with density or rather what we want the community to be and what
20 quality of life they are looking for instead of just the density and height limits etc.; how to achieve this is their objective and this will dictate the form. He pointed out that cities are
22 coming to the point to have the richness of the architecture and what the community will be instead of just looking at the setbacks, density etc. He pointed out that these types of
24 communities self-regulate as these develop by market demand and form based code they naturally falls into place. The question is what kind of environment does the city want?

26 Mr. Van Wagenen summarized by stating he is observing the consensus from the recent tours is that the members are generally not comfortable with 4 stories. And out of
28 the 3 projects they visited everyone seemed to like Orchard Farms more than the other two. This was in part due to the number of units and the way it transitioned into the other
30 neighborhoods; it needs to be one community.

32 Councilmember Broderick stated he visited the site again on Saturday and he felt it was very congested and he would like to see more ingress and egress access. Mr. Earl
34 stated with dense complexes (University Place) they can create a grid system and tuck the parking so the density disappears; the feeling of the project matters. They try to achieve
36 a resort flavor to their projects; which is intentional. They would like to show them how a four story would look and how it would feel; that is the flexibility they can build on.

38 Commissioner Kallas stated he really likes the District because of the urban feel, even though it is set in a commercial area and that is what he would like to see; more of
40 an urban feel. Councilmember Powell commented she is happy to be flexible as long as it is both ways. Mr. Earl stated they can give the most in amenities and architecture with
42 a depth and a richness.

44 Councilmember Lundberg mentioned if they were to concede to four stories, which is a big leap, perhaps if it was near the freeway they could maybe sell that but
46 closer to Geneva Road and 700 North (which is the gateway to the city) there may be a lot of pushback with this concept because it is very enclosing. There was then some discussion regarding TOD's and building heights. Commissioner Kallas commented that

2 this is our business district and we have talked about how to precipitate commercial
development on 700 North; he feels this is what we will achieve with that development.
4 If this is done right and done nicely with some high density around it, it will become our
business center and it won't hurt what is above Geneva Road and the ½ acre lots.
6 Councilmember Lundberg pointed out that taking in all of what Pleasant Grove is doing
will contribute to this TOD site as well. Mr. Earl noted to bear in mind that a TOD is
8 based on walkability (750 ft.). Commissioner Wily commented that he would like to see
some nice flowing boulevard and treescapes and the nice articulation on the buildings.
10 Commissioner McDonald commented that he is in favor of letting the experts handle this
without putting constraints that may be detrimental.

12 Councilmember Lundberg commented that she doesn't want to see the
demographic so top heavy with the apartment renters as to outnumber the single family
14 homes; the total number of doors being presented is lopsided. Mr. Earl stated that will be
a challenge. Chairperson Call stated she wants to hang on to the rural feel and it is very
difficult to find a balance. Councilmember Hoyt pointed out that statistically it takes
16 about 10 years for apartment complexes to become a hotbed for crime and it is better to
have one owner vs. several. Councilmember Broderick stated because the length of time
18 you live in an apartment is about 14 months and it can become a transient population; he
is not saying they will be more crime but there is a different feel.

20 Mr. Earl suggested putting the numbers away and start in reverse and see what the
numbers come out to. Councilmember Powell commented that she is hearing the body
22 wants to be flexible and perhaps they would like to see some lower doors but it depends
on what they come up with. Mr. Earl stated they will bring a consensus back from this
24 discussion at the next meeting and come back with some more ideas. Mr. Honeycutt
mentioned that an elevator is a big amenity and is a nice thing and opens up the options
26 available.

28 Mayor Acerson thanked the Ivory representatives for their presentation. He then
called for any further comments or discussion from the Council or Commission. Hearing
none he adjourned the meeting.

30 **Adjourn** – The meeting was adjourned at 8:10

32 Approved – June 23, 2015

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Kathryn Moosman, City Recorder

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Jeff Acerson, Mayor

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Sharon Call, Chairperson