

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, November 26, 2019 beginning at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 7:00 P.M.

Conducting: Sharon Call, Chairperson
Invocation: Mike Marchbanks, Commissioner
Pledge of Allegiance: Jared Schauers, Commissioner

PRESENT

Sharon Call, Chairperson
Mike Marchbanks, Commissioner
Rob Kallas, Commissioner
Steven Johnson, Commissioner
Jared Schauers, Commissioner
Renee Tribe, Commissioner
Mike Florence, Planning Director
Anders Bake, Associate Planner
Kathy Moosman, City Recorder

EXCUSED

Scott Thompson, Commissioner

1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of November 12, 2019 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 12, 2019 AS PRESENTED. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Chairperson Call called for comments from any audience member who wished to address any issue not listed as an agenda item. There were no public comments.

CURRENT BUSINESS –

4. **Anderson Farms Plat E Major Subdivision Approval and Anderson Farms Boulevard road dedication – Ivory Development, LLC.** Request for major subdivision approval of a 60-lot single family residential subdivision located in the Anderson Farms Planned Development (AFPD) zone. The request also includes the dedication of the north section of Anderson Boulevard from 500 N. to 700 N. The subdivision and road dedication are part of a master development agreement with Ivory Development.

2 Mike Florence, Planning Director, led this agenda item by stating Ken Watson is
in attendance representing Ivory Development. He explained that Ivory is seeking Parcel
4 A/Plat E preliminary subdivision approval for a 60-lot single family home development.
Ivory is petitioning for preliminary plat approval to dedicate the remaining portion of
6 Anderson Farms Boulevard from 500 North to 700 North Parcel A and will be the 5th
phase of the Anderson Farms development. He noted in 2016, the City Council signed a
8 Master Development Agreement with Ivory Development that addresses items such as
the total number of units, types of units for each phase, setbacks, park space and
10 development infrastructure.

Mr. Florence further explained the Anderson Farms development has a maximum
12 residential count of 500 single family homes (detached single family and townhomes),
and 380 multi-family units. He pointed out as the planning commission is aware, the city
14 council and Ivory Development have been in discussions regarding amending the master
development agreement which would increase the overall development density in order
16 to dedicate units for affordable housing. If negotiations are approved, then the subject
parcel, Parcel A/Plat E, would be reduced from 60 lots to 49 lots and lot sizes increased.

Mr. Florence indicated staff and Ivory are asking the commission to review Plat E
18 at 60 lots but knowing there may be a change to 49 lots before the council gives
preliminary approval for Parcel A/Plat E; the council will meet next week. He noted the
20 final number of lots will need to be decided before the city council gives preliminary
approval. If not, then Ivory could request an amendment to the plat in which typically the
22 planning commission and city council would need to provide approval.

Mr. Florence then referenced the Lot Size Analysis and the Subdivision
26 Requirements noting all requirements are met except the item where the side lot lines
shall be at right angles to street lines unless approved by planning commission and/or city
28 council because not all lot lines are at right angles. Staff has included approval of this
item in the conditions of approval.

Mr. Florence also noted the Development Agreement Requirements for Parcel
30 A/Plat E are met all but the Pressurized irrigation system, including source, for the
Project and a connection to the existing City pressurized irrigation system subject to
32 Section 9.8 due to the fact that Developer is still working on the pressurized irrigation
system. Most if not all of the construction is complete but the system was not functioning
34 when the city turned off the water for winter. He noted a functioning PI system will be
required as part of this phase.

Mr. Florence then presented an Aerial photo, Parcel A/Plat E subdivision plan,
38 Anderson Farms road dedication plat, Anderson Farms development layout and the Road
Cross-section followed by discussion. Chairperson Call made note that his is not a public
40 hearing but stated she would take some public comments at this time.

Diane Adams, resident in attendance, stated she lives in the 55+ subdivision
42 located near the Anderson Farms Development. She expressed her concerns they already
have a lot of traffic issues in the area. There is trouble getting in and out of the
44 subdivision now and it is very dangerous. She asked if there are any plans to fix this issue
as it currently a nightmare. She pointed out there is not a stop sign for the east and west
46 access.

Mr. Florence stated in 2012 the city signed an agreement with UDOT to identify
48 where a future light will go on 1700 West but it may be several years out. Mr. Watson
indicated they have an application in to UDOT to connect on to 700 North to make a left

2 hand turn to have access going west (the plans have been submitted to UDOT and is in
process).

4 Jeff Bancroft stated he also lives in the 55+ subdivision and asked if Ivory will
put up a big nice wall there or leave it the way it is. Mr. Watson stated the vinyl fence
6 will stay but the fencing plans are not confirmed as yet.

Following some additional discussion, Chairperson Call pointed out what we are
8 approving tonight is just the major subdivision as it is up to the City Council to review
and change it if they so choose. Mr. Florence stated this action tonight is for giving
10 preliminary plat approval and road dedication.

Chairperson Call called for any further comments or discussion from the
12 Commission. Hearing none she called for a motion.

14 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL
OF THE APPLICANT'S REQUEST FOR PRELIMINARY APPROVAL OF
16 ANDERSON FARMS SUBDIVISION PLAT E. WITH 60 LOTS AND THE
ANDERSON BOULEVARD ROAD DEDICATION PLAT WITH THE FOLLOWING
18 CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY
ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING
20 DOCUMENTS AND PLAT; 2. DEVELOPER SUBMITTALS SHALL MEET
REQUIREMENTS FOUND IN THE LINDON CITY LAND DEVELOPMENT
22 POLICIES, STANDARDS SPECIFICATIONS AND DRAWINGS UNLESS
OTHERWISE SPECIFIED IN THE MASTER DEVELOPMENT AGREEMENT; 3.
24 THE APPLICANT WILL COMPLY WITH ALL BONDING REQUIREMENTS; 4.
PLAT E BE APPROVED AT 60 LOTS UNLESS OTHERWISE REDUCED BY THE
26 CITY COUNCIL; 5. SIDE YARD LOT LINE CONFIGURATIONS ARE APPROVED
AS PROPOSED IN PLAT E; 6. DETENTION BASIN #2 THAT SERVICES PARCEL
28 A AND THE ROUNDABOUT WILL BE LANDSCAPED WITH THIS PHASE 7. ALL
ITEMS OF THE STAFF REPORT. COMMISSIONER TRIBE SECONDED THE
30 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
32 COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
34 COMMISSIONER JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
36 COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

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5. **New Business: Reports by Commissioners** –

40 Chairperson Call called for any new business or reports from the Commissioners.

42 Chairperson Call asked about the Miller Family request to amend the height in the
PC1 zone and if the council approved it. Anders Bake stated it was continued by the
44 applicant before it went to council but it may come back at some future time.
Commissioner Kallas asked if the Lindon Nursery proposal will go to the city council
46 next meeting. Mr. Bake confirmed it will go to the council at the next meeting.

Chairperson Call invited Councilmember Vanchiere to speak on any issues
48 regarding the city council. Councilmember Vanchiere stated they are working on the

2 Ivory proposal with a little bit of movement there; two councilmembers have come closer
and one is against; hopefully next meeting it will come to a resolution. He noted we are in
4 pretty good shape regarding moderate income housing and that is a promising thing. For
him it is the housing for first responders, teachers, city employees etc. that he likes.
6 Councilmember Vanchiere also confirmed that Tim Clyde's property was approved by
the council to be zoned commercial. Mr. Bake stated Mr. Clyde's application is still
8 going through the engineering phase.

Commissioner Kallas asked if there has been any movement on the Osmond
10 facility. Mr. Bake stated a company is going to remodel the interior in a few weeks and
staff will see what their plans are. He noted it will re-open as a senior center.

12 Chairperson Call called for any further comments or discussion from the
commission, hearing none she moved on to the next agenda item.

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16 **6. Planning Director Report –**

- General City Updates

18 Chairperson Call called for any further comments or discussion. Hearing none she
called for a motion to adjourn.

20 **ADJOURN –**

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24 COMMISSIONER TRIBE MADE A MOTION TO ADJOURN THE MEETING
AT 7:45 PM. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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28 Approved – November 26, 2019

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Sharon Call, Chairperson

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Michael Florence, Planning Director