

2 The Lindon City Council regularly scheduled meeting on **Tuesday, January 16, 2024, at**  
3 **5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,  
4 Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Carolyn Lundberg, Mayor  
9 Invocation: Cole Hooley, Councilmember  
10 Pledge of Allegiance: Chief Brower

12 **PRESENT** **EXCUSED**

13 Carolyn Lundberg, Mayor  
14 Van Broderick, Councilmember  
15 Jake Hoyt, Councilmember  
16 Steve Stewart, Councilmember  
17 Cole Hooley, Councilmember  
18 Lincoln Jacobs, Councilmember  
19 Adam Cowie, City Administrator  
20 Brian Haws, City Prosecutor  
21 Mike Florence, Community Dev. Director  
22 Britni Laidler, City Recorder

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

26 2. **Presentations and Announcements:**

28 a) Employee Recognition Award - Kyle Jensen, Public Works Inspector & Blue  
29 Stakes Technician was recognized. Mr. Cowie read comments submitted by co-  
30 workers stating their appreciation for the work he does and stating how he goes  
31 above and beyond in all aspects. The council members thanked Mr. Jensen for his  
32 work and dedication.

34 b) Presentation: Lindon Character Connection – Kathy Allred was present to award  
35 students for the 2024 Lindon Character Connection. Ms. Allred stated she has  
36 been doing this program for 31 years. Ms. Allred gave a brief history of the  
37 Character Connection Program noting they have partnered with Wasatch Mental  
38 Health in putting together a calendar from the art submitted by students. Ms.  
39 Allred presented contributors to the Character Connection followed by awarding  
40 the students with an award and a picture with Mayor Lundberg and the council.  
41 Following the presentation, the Mayor and Council congratulated the students and  
42 thanked Ms. Allred for her dedicated service to the Character Connection  
43 program.

44 c) Comments / Announcements from Mayor and Council members.

46

2  
3. **Open Session for Public Comment** – Mayor Lundberg called for any public  
4 comments.

6 **Belva Parr** stated she lives between Oak Canyon Junior High and Rocky Mountain  
8 Elementary. She started by voicing appreciation for the Public Works Department and the  
10 work that they do to help keep the roads clear from snow. However, she has noticed the  
12 sidewalks at pioneer park and the trail that goes around the park are not plowed. She is  
concerned that there is about 7 feet of snow right there, and it is causing children to walk  
into the road to be picked up and is concerned with the ice and safety of the children. Mr.  
Cowie stated that he will reach out to Public Works and see what they can do to help  
remedy this.

14  
4. **COUNCIL REPORTS:**

16 **Councilmember Hoyt** – Councilmember Hoyt reported that he attended the Chamber of  
18 Commerce meeting with some of the other council members and stated that it was a great  
event. He also reported that he recently represented the council for the NOVA  
20 graduation at Lindon Elementary and voiced what a great program it is. He then voiced  
the benefit he sees having a resource officer in schools.

22 **Councilmember Broderick** – Councilmember Broderick presented the new Lindon  
24 water covers for the city that will help streamline things to run more efficiently. He also  
stated that Public Works is starting a plow tracking website that will help make Lindon  
26 even more efficient in the removal of snow.

28 **Councilmember Stewart** – Councilmember Stewart reported on the Youth Council  
meeting with Jamie Jensen from the Lindon Senior Center that was held last week. He  
30 then let the council know that on January 17th the Youth Council are going to the State  
Capital for Local Officials Day. He also reported that he met with the Chamber of  
32 Commerce to hear State of the Cities, and stated Mayor Lundberg did a great job.

34 **Councilmember Jacobs** - Councilmember Jacobs reported that he attended the Planning  
Commission virtually last week and noted the appointment of Chairperson Johnson and  
36 Vice-Chairperson Kallas for the commission. He also stated that he met with Mr.  
Bateman at the Parks and Recreation Department and learned more about what is going  
38 on there.

40 **Councilmember Hooley** – Councilmember Hooley reported that he attended the  
Chamber of Commerce meeting also, and stated what a nice event it was. He then noted  
42 that he met with Jamie Jensen at Senior Center and voiced excitement to work with her  
and the Lindon Cares program.

**Mayor Lundberg** – Mayor Lundberg reported that she and Mr. Cowie had recently met with Mr. Dowdle and announced that March 25<sup>th</sup> will be the big event for the unveiling. She also noted that the Parks and Recreation Department is putting on a Roaring 20s event as a kickoff for Lindon’s Centennial. She stated you can find a centennial link on the Lindon City homepage to see all the upcoming events. She then stated that she attended the swearing-in of new City Council members in Orem. She closed by letting the council know that she met with Mountainland Association of Government for some regional planning and stated that they compiled a list of top 10 transportation needs to help obtain funding for our region.

**Administrator’s Report:** Mr. Cowie reported on the following items.

**Misc. Updates:**

- Next regular council meetings: February 5th, February 22nd (Thursday meeting - Budget Kickoff)
- February 2024 newsletter assignment (due January 22nd): Lincoln Jacobs
- Building Inspector Gary Hoglund retired
- Centennial Celebration:
  - February 3rd, Roaring 20’s Throwback dance & activities.
  - March 25th at 6:30pm at Community Center; Dowdle centennial painting unveiling.
  - Potential for limited signature prints available for sale as a split with Dowdle discussed.
  - Dowdle Puzzle cost and presale discussed.
- Misc. Items.

**6. Approval of Minutes** – The minutes of the regular City Council meeting of January 2, 2024 will be reviewed.

COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JANUARY 2, 2024 AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

|                         |     |
|-------------------------|-----|
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBER HOYT      | AYE |
| COUNCILMEMBER STEWART   | AYE |
| COUNCILMEMBER HOOLEY    | AYE |
| COUNCILMEMBER JACOBS    | AYE |

THE MOTION CARRIED UNANIMOUSLY.

**7. Consent Agenda Items** – There were no Consent Agenda items at this time.

**CURRENT BUSINESS**

2       **8. Public hearing to amend Title 17.41 – Anderson Farms Planned**  
3       **Development (Ordinance #2024-3-O) and; 8(b): Amend the Anderson Farms**  
4       **Master Development Agreement (Resolution #2024-1- R).** The applicant  
5       requests an amendment to modify requirements relating to lot frontage, coverage,  
6       setbacks, development & road design, lot size, and lot type in the AFPD zone, and  
7       modify the development plan for Parcel H as identified in the Anderson Farms  
8       Master Development Agreement.

10       Mike Florence, Community Development Director presented this agenda item  
11       noting that the applicant Brad Mackey was present. Mr. Florence stated that this is the  
12       final phase of the planned development and reminded the council that in 2016 Lindon  
13       City adopted the Anderson Farms Planned Development Zone. In addition, the city also  
14       entered into a development agreement with Ivory Development that guides development  
15       and infrastructure for the Anderson Farms neighborhood. Under the development  
16       agreement Ivory Development is allowed to construct 500 single-family and townhome  
17       units and 380 multi-family units. Mr. Florence then stated that Parcel H is the final  
18       detached single-family and townhome phase of the development. The current concept  
19       plan for Parcel H allows Ivory Development to construct a combination of detached  
20       single-family homes and townhomes.

22       Mr. Florence stated that Ivory Development is proposing to amend the design and  
23       some of the development specifications of Parcel H. This proposal will divide Parcel H  
24       into four phases of H1-H4. Phases H1-H3 will be a combination of forty-nine large and  
25       small detached single-family lots. Phase H4 is proposed to be thirty townhomes. The  
26       completion of Parcel H would bring the total single-family and townhome count to 485  
27       units. Mr. Florence then presented the 17.41 Ordinance amendments as follows:

- 28       • The existing side yard setback requirement in the ordinance calls out 5’/5’.  
29       However, the development agreement has a side yard setback requirement of  
30       6’/6’. The ordinance fixes an inconsistency between the city code and the  
31       development agreement.
- 32       • The ordinance amendment would adopt the different setback requirements for  
33       Phase H only.
- 34       • The proposed amendment would allow for one flag lot with a 15’ frontage. A  
35       typical frontage in the city subdivision code is 25’.
- 36       • The proposed amendment allows for 6 double frontage lots on Phase H3 but does  
37       not allow vehicles access.
- 38       • The proposed amendment sets a maximum building coverage for Parcel H so that  
39       the entire lot is not covered in buildings.

40       Mr. Florence then went over the proposed amendments to Tile 17.41 Anderson  
41       Farms Planned Development Zone and the Master Development Agreement for Anderson  
42       Farms for parcel H only. The summary was as follows:

- 43       • Development Agreement Amendments

- Exhibit B of the staff report was presented as the approved concept plan in the development agreement and establishes the layout and design of the project. It also provides the number of lots, density, lot sizes and area of each phase.
- Proposed Parcel H divides this phase into four phases. Phases H1-H3 are single-family phases with H4 being a townhome phase.
- The development agreement calls out the following for the single-family phase of Parcel H. Proposed amendments to Parcel H are highlighted below:
  - Total number of single-family and townhome lots: 66 (22 single-family, and 34 townhome).
    - Proposal: forty-nine single-family homes and 30 townhomes.
      - Even though this phase is higher in unit totals it is still less than the total development unit count allowed in the development agreement. With Parcel H the total unit count for the entire development is 485 and the development agreement allows 500. Two of the phases had fewer single-family homes entitled then were allowed in the development agreement and Parcel G did not include the eight townhomes that were allowed.
  - Parcel H has a density call out of 3.92 units per acre for single-family and 8.58 for the townhomes.
    - Proposal: Parcel H would provide for a mix of densities. With single-family lots ranging in size from 13,817 to 2,925 square feet.
- Exhibit K of the staff report was presented to outline the setbacks and lot sizes for each phase of the development.
  - Parcel H currently has setback requirements of 20' front, 20' rear, 6' side yard and 15' roadside yard.

#### 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'              | 8000 sq ft       | 60%                  |
| Parcel H2 | 12' to living space 18' to garage | 20'-0'       | 5'/5'        | 15'-0'              | 6600 sq ft       | 60%                  |
| Parcel H3 | 12' to living space 18' to garage | 10'-0'       | 4'/4'        | 10'-0'              | 2800 sq ft       | 65%                  |

**Multifamily 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'                                |

4

Mr. Florence then presented the Alternative Concept Plan, and addressed some potential disadvantages it could have. He noted that the proposed plan does have a better flow from the larger lots into smaller lots and into the townhomes area. Councilmember Hoyt asked for clarification on the driveways in the townhome area. Potential parking situations were discussed. Mr. Mackey presented the new townhome design stating that it gives a little more private backyard space. He noted that these homes could fulfil an affordable housing criterion and is open to working with the city on that potential. He then addressed the parking situation that Councilmember Hoyt had presented. He let the council know that there would be parking restrictions through a CC&R and went over those restrictions to help mitigate parking issues. Mayor Lundberg asked for clarification on if these homes would be for sale or for rent, Mr. Mackey stated that as of now these are slated to be sold. Following general discussion, Mayor Lundberg called for a motion to open the public hearing.

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COUNCILMEMBER HOYT MOVED TO OPEN THE PUBLIC HEARING.  
COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED

22

Potential renderings of the homes available for those lots were presented and the applicant explained the different options to the council. Similar types of homes found in Lehi were also presented to the council. Councilmember Broderick voiced concern over parking in those pictures stating that there were no cars parked in the garage, instead they were parked in the driveways. Councilmember Jacobs asked for greater clarification on the CC&R's and the restrictions they have put in place to help manage parking issues.

30

Mayor Lundberg then stated that she has heard good things from people in the Anderson Farms area with excitement for these homes and the potential ability it allows for their children to buy and live in Lindon. Mr. Mackey stated that they tried to produce mixed sizes to allow for a variety in price points, to allow for the ability for people to have access to affordable housing.

36

Mr. Florence then let the council know that the city has looked at the road cross sections at 1200 W and Wheatgrass Lane, and presented the renderings for the roads to the council. He noted that the engineering department had concern for the amount of traffic coming from the townhomes and would like to see a center turn lane and noted that on Wheatgrass Lane they would like to see a wider roadway. Different proposals

40

2 were then presented by Mr. Florence. Councilmember Broderick inquired about the park  
strip and who would be maintaining those. Mr. Florence stated it would be the city, and  
4 those park strips would be filled with trees along with waterwise landscaping.

6 Mr. Florence then went over the Ordinance Amendment and what items would be  
amended. Councilmember Hooley asked on a timeline of these development plans and  
8 what motivates the alternative concept plan having the road run through versus a cul-de-  
sac. Mr. Florence stated that the road in question would not qualify for a cul-de-sac due  
10 to the size of the road in terms of length. He also explained that the original concept plan  
changed due to them proceeding to build while waiting for the purchase of land by the  
12 city. Mr. Mackey stated that with the change previously mentioned, it changed the way  
they could design the lots in order to meet the number of units they are entitled to.  
14 General discussion followed.

16 **Ron Anderson** voiced concern on the roadways, and how hard it is getting into  
and out of that area. He then voiced his concern with 1200 West, due to that road not only  
18 will be serving the homes in the development, but also the industrial traffic. He stated  
appreciation for what was done, but requested not having park strips due to trucks going  
20 through there and the tight fit it would be and believes that wider roads would be more  
beneficial in that area.

22 Mayor Lundberg called any other public comment, hearing none she called for a  
24 motion to close the public hearing.

26 COUNCILMEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING.  
COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT  
28 VOTED IN FAVOR. THE MOTION CARRIED.

30 Councilmember Hoyt asked about the 4 ft side set back and if there are other  
areas in Lindon that have that same amount, it was discussed that the current lowest is 6  
32 ft. Councilmember Hoyt noted this would be the smallest single lots and lowest side  
setbacks by 2 feet. He then stated that he loves what Ivory has done in G, and loves the  
34 look of the homes in H. However, because this is a new type of density to Lindon, he is  
having a hard time with the H3 units and the lot sizes. He stated that he is worried it  
36 introduces another type of density to Lindon, and stated he has seen these types of homes  
in Lehi and feels like they present a tight feeling. Councilmember Hoyt reminded the  
38 council that in 2016 for the original vote, he was a nay.

40 Councilmember Broderick voiced he is having hard time with the side setbacks  
and uncomfortable with how close they are. He then stated he would rather have  
42 townhomes than the close single family homes with small side setbacks. Councilmember  
Hoyt then questioned the potential option for further exploration of this site plan for a  
44 more desirable outcome. Councilmember Jacobs voiced his concern with the townhomes  
and the driveways stating he went and looked at the other homes in the Anderson Farms

2 area and noticed that out of 128 driveways 58 of them had cars in the driveway and were  
not utilizing their garage. He voiced concern with the parking issues that could arise with  
4 this plan and noted that he would like to see a full driveway to help keep cars off the  
street. Councilmember Jacobs then stated he did note that with the city purchasing the  
6 land, it did cause Ivory to have to change plans to get to this point.

8 Councilmember Stewart voiced appreciation for the forward-thinking concept and  
making sure that the roadway will have better access stating that he is for removing more  
10 than just one park strip to help produce a wider road. Mr. Florence then presented the  
measurements with and without the park strips to the council explaining that this road  
12 would need to be evaluated further by the city engineers. Councilmember Stewart stated  
that he does not see it as a residential road, he sees it as an access road to the commercial  
14 area and neighborhoods. Mr. Cowie stated that the extra 6 feet that would be added by  
removing the park strip would not add much workable space such as parking, it just  
16 produces a wider road. Discussion on the potential for a smaller park strip was discussed  
amongst the council. Mr. Cowie then presented to the council a graphic showing how the  
18 road in discussion fits in between the development in discussion and the apartments on  
the other side of the road for greater clarification. Councilmember Hooley then asked  
20 about research and data for the potential speed management on the 1200 W road. Mr.  
Florence stated that park strips do make it appear smaller, and that tends to make traffic  
22 slow. Future light placement by UDOT was discussed for the future of the roadways to  
help disperse traffic also.

24  
Following some general discussion Mayor Lundberg voiced that she sees Ivory  
26 producing more obtainable housing for our children and the growth of the county. She  
noted how Ivory Homes has been a great partnership, and with growth happening, this  
28 development would help allow our children to buy homes and have that American dream.  
She then addressed the importance of density in order to have transportation opportunities  
30 later on. Councilmember Stewart stated that he thinks it is a beautiful development, and  
has friends in that community, and they love it. He does have a hard time with the lot size  
32 and setbacks; however, those places will be desirable to somebody to allow them to have  
a home stating it brings variety to the area, and he thinks the masterplan is very well  
34 done.

36 Councilmember Hooley addressed the terms of setbacks for greater clarification.  
He stated he went and looked at the Lehi developments, and stated the side setbacks  
38 weren't as big of an issue for him. However, the cars overflowing into sidewalks seemed  
to be a larger issue, so the front setbacks were more of a concern. Discussion on the  
40 potential of expanding the front setback followed. Councilmember Hoyt stated what is  
hard about these are that they may be precedent setting and worries what we do here may  
42 be brought up later with other developments expecting same setbacks. Concerns  
discussed of potential for homes to be rented versus sold.



2 Councilmember Broderick voiced his thoughts on this by stating that there are  
reasons people love Lindon, and it isn't because of 4 ft setbacks. Councilmember Jacobs  
4 voiced his concern for parking in the development and the impact CC&R's can have on  
making sure people use garages for parking. Mr. Mackey stated they could potentially  
6 add 8 more stalls to help alleviate some of those concerns about added parking. He also  
addressed the CC&R restrictions, and how they work in other developments currently.  
8 Councilmember Broderick asked the applicant the possibility for there to be one or two  
lots taken out to allow for larger setbacks. Mr. Mackey stated that would not be an  
10 option.

12 Following some general conversation, Mayor Lundberg called for any further  
discussion or comments from the Council. Hearing none she called for a motion.

14 COUNCILMEMBER STEWART MOVED TO APPROVE ORDINANCE  
16 AMENDMENT 2024-3-O AS PRESENTED WITH CHANGES TO FRONT  
SETBACKS IN THE H2 AND H3 ZONE TO 20'. THERE WAS NO SECOND.  
18 THE MOTION FAILS.

20 *Discussion on councilmembers apprehension voiced by each councilmember.*  
*Councilmember Broderick stated he is not ok with lot size and side setbacks.*  
22 *Councilmember Hoyt stated his concerns are the same as Councilmember Broderick.*  
*Councilmember Hooley stated it's challenging to compare the old and new design and*  
24 *would like more information on the old designs versus the currently accepted one.*

26 Mr. Mackey addressed some of the questions brought up by Councilmember  
Hooley. He noted that the potential of more townhomes and smaller lots was the older  
28 plan versus the presented plan with smaller lots and more single-family homes.  
Councilmember Hooley stated he would be willing to continue this item to allow more  
30 time to research it and get input from the public. Mr. Mackey noted that the alternate  
concept isn't exactly what Ivory may end up doing, it was just to show another potential  
32 design and he is not locked into that concept plan.

34 Mayor Lundberg asked for clarification from the council that they are saying they  
would prefer more townhomes and larger lots, versus the design presented. Mr. Cowie  
36 explained to the council that Ivory has the option to bring in more units than they are  
presenting. Mr. Florence presented to the council the original agreement with a focus on  
38 section 3.1 stating the developer can adjust density on property as long as it doesn't  
exceed the maximum number of units of 500. Mr. Mackey let the council know that they  
40 will likely go back to the original plan for townhomes and smaller lots if the amendment  
does not pass. Mayor Lundberg stated that if the council would like to work with Ivory  
42 on this development, they would need to continue this, rather than deny.

44 Councilmember Hoyt voiced his concerns on the significantly different plan than  
the original plan. Councilmember Hooley stated he would like to continue this item to

2 give more time to speak with residents and have more questions answered. Mayor  
Lundberg asked Mr. Mackey if the new lots would resemble the original. He stated that it  
4 may resemble it, however they may create more townhomes in those areas to fit with the  
original plan.

6  
8 Following some general conversation, Mayor Lundberg called for any further  
discussion or comments from the Council. Hearing none she called for a motion.

10 COUNCILMEMBER HOYT MOVED TO CONTINUE ORDINANCE  
AMENDMENT 2024-3-O AS PRESENTED COUNCILMEMBER HOOLEY  
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.

20  
22 COUNCILMEMBER HOYT MOVED TO CONTINUE RESOLUTION  
AMENDMENT 2024-2-O AS PRESENTED. COUNCILMEMBER  
HOOLEYSECONDED THE MOTION.

24 THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK AYE

26 COUNCILMEMBER HOYT AYE

COUNCILMEMBER STEWART AYE

28 COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER JACOBS AYE

30 THE MOTION CARRIED UNANIMOUSLY.

32 **9. 9(a): Minor Subdivision Plat– Anderson Farms Apartments– Approx. 1200**  
**W. 500 N. and 9(b): Anderson Farms Apartments Site plan approval.** The  
34 applicant requests site plan approval for a 380-apartment project. Section 4.2.9 in  
the Anderson Farms development agreement states that the Anderson Farms  
36 Apartments site plan must appear before the City Council for final approval.

38 Mr. Florence presented this agenda item and noted the applicant is present. Mr.  
Florence stated that the applicant is requesting to subdivide the 13.26-acre property into  
40 two lots for phasing, construction, and financing purposes. Mr. Florence stated that  
phasing the construction ensures that the project is more manageable for the construction  
42 team and helps to manage the overall cost over time. Mr. Florence noted that The  
Anderson Farms Planned Development zone does not have any specific development  
44 standards like lot size, width, depth, or frontage. Instead, it simply refers to the  
development agreement. The development agreement does not provide a required

frontage for lots within this phase of the overall Ivory Homes development. All other phases do have development standards regarding lot size, width, depth, and frontage.

Mr. Florence then went on to state that as part of this minor subdivision, the applicant will improve the north side of 500 N. Anderson Farms Plat H, the neighboring phase to the west and will construct the entirety of 1200 W. as per the development agreement and an agreement between Ivory Homes and ICO Development. He then went over the proposed change that is being made to the current street cross-section of 1200 W, although no change will be made to the street right-of way width. This proposed change will widen the asphalt to allow for a middle turning lane, while also taking out the planter on the east side of the street. He stated that the city engineer believes that this will increase the safety of residents who are driving on 1200 W. He then noted that because the east side planter may be removed, any required utilities, for streetlights or fire hydrants, may need to be installed on the property for the apartments. If that is the case, additional easements will need to be added to the plat to ensure that the city can access these utilities for maintenance. A condition has been added to the minor subdivision motion to coordinate all utilities with the 1200 W cross-section. He then presented the setback requirements stating Anderson Farms zoning district provides minimum residential setbacks for single-family homes.

#### **Lot 1**

|   |              |
|---|--------------|
| North Setback (side) - from Building C              | 31'          |
| East Setback (rear) - from covered garages          | 0'           |
| South Setback (side) – from Building F to 500 N.    | 11'8"        |
| West Setback (front) – From Building F&G to 1200 W. | About 11'10" |

#### **Lot 2**

|  |            |
|--|------------|
| North Setback (side) - from Building B             | 76'6"      |
| East Setback (rear) - from covered garages         | 0'         |
| South Setback (side) – from Building A             | 25'9"      |
| West Setback (front) – From Building J&H to 1200 W | About 18'8 |

Mr. Florence then addressed the parking, stating that the proposed development will provide 724 parking stalls, with 1.91 parking stalls per unit. These stalls are provided in three areas:

- Surface parking: 544 stalls
- Tuck-under building garage parking: 126 stalls
- Detached garage parking: 54 stalls.

He noted that the development includes 17 ADA stalls, which meets the ADA parking requirement. The “tuck-under garage” parking stalls are located within the apartment buildings, and the “detached garage” parking stalls are located in stand-alone

garages on the east side of the project, and he stated that garage parking stalls will be assigned to units. The surface parking will be free for tenants and visitors.

Mr. Florence then presented the landscaping and amenity spaces, noting that the applicant has provided 98,884 sq ft or 2.27 acres of landscaping. 19% of the landscaping is lawn and 81% of the landscaping is more waterwise, like planting beds with rock mulch. The landscaping plan includes trees lining the north property line, and trees in tree grates along 500 N to the south. Mr. Florence stated aside from the typical landscaping areas, five amenity areas will be provided for the residents. Those are as follows:

- Club House – fitness center, business center, yoga classroom, club room, mail center, dog spa, and leasing area.
- A community pool and spa amenity space next to the clubhouse. This area also includes seating and lounge furniture areas, a fire pit, a grilling station, and shade structures. This area will be landscaped with a few trees and shrubs.
- A park/tot lot amenity space located next to 1200 W, which will have playsets, picnic tables, park benches, and a small walking path. This will be landscaped with mostly shade trees, a few shrubs, and lawn.
- A community green space located just north of the clubhouse pool area, with a pickleball court, a half basketball court, a fire pit, a putting green, etc. This area will be landscaped with shade trees, shrubs, raised garden planters, and ornamental grasses.
- A dog park, with artificial turf and park benches. This area will be landscaped with a few trees and shrubs along the outside of the dog park.

It was noted that staff believes that the applicant has provided an adequate amount of landscaping and amenities. Lindon's current waterwise landscaping requires that lawn in multifamily developments shall not exceed twenty percent (20%) of the total landscaped area, outside of active recreation areas. This meets our requirements. The amenities will be of great value for the future Lindon residents that will live in this development.

Mr. Florence then addressed the design standards, letting the commission know that staff believes that the developer has provided a great amenity package for future residents. He noted that the elevations are attractive and show a great amount of architectural detailing with multiple materials, windows and a good majority of units will have balconies. He noted that this development will be the highest-density housing project that Lindon has permitted, and this project will provide housing for future residents of Lindon, and opportunities for many individuals to live within the city.

Mr. Cowie then let the council know he reached out to get information on the projected impact this development would have on the local schools, stating that he was informed that apartment units do not tend to produce a lot of students. Councilmember Hooley asked if there was any way to increase parking in this development. The applicant explained the work they did to get the spots they already do have, and there is not a way

2 to add any more. He then explained the parking outlines that their units will have. The  
applicant also noted that there will be EV stations in this development. General  
4 discussion followed.

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

8

COUNCILMEMBER STEWART MOVED TO APPROVE THE APPLICANT'S  
10 REQUEST FOR MINOR SUBDIVISION APPROVAL OF THE ANDERSON FARMS  
APARTMENTS PLAT WITH THE FOLLOWING CONDITIONS: 1. THE  
12 APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO  
MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS AND  
14 PLAT; 2. COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION  
ASSURANCE), WARRANT AND POST REQUIRED ASSURANCE FOR ALL  
16 REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3. PRIOR TO PLAT  
RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT MYLAR TO  
18 INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO  
DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON  
20 THE SUBDIVISION PLAT ATTACHED HERETO; 4. ALL UTILITIES WILL BE  
COORDINATED WITH THE STREET CROSS-SECTION FOR 1200 W; 5. THE  
22 PLANS AND PLAT WILL MEET AND BE CONSTRUCTED AS PER  
SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL  
24 AND MASTER DEVELOPMENT AGREEMENT; AND 6. ALL ITEMS OF THE  
STAFF REPORT. COUNCILMEMBER JACOBS SECONDED THE MOTION.  
26 THE VOTE WAS RECORDED AS FOLLOWS:  
COUNCILMEMBER BRODERICK AYE  
28 COUNCILMEMBER HOYT AYE  
COUNCILMEMBER STEWART AYE  
30 COUNCILMEMBER HOOLEY AYE  
COUNCILMEMBER JACOBS AYE  
32 THE MOTION CARRIED UNANIMOUSLY.

34 COUNCILMEMBER STEWART MOVED TO APPROVE THE  
APPLICANT'S REQUEST FOR SITE PLAN APPROVAL FOR THE ANDERSON  
36 FARMS APARTMENTS LOCATED AT APPROXIMATELY 1200 W. 500 N. WITH  
THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO  
38 WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO  
THE ENGINEERING DOCUMENTS; 2. THE PLANS WILL MEET DEVELOPMENT  
40 SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL;  
3. THE PLANS WILL FOLLOW THE REQUIREMENTS FOUND IN THE MASTER  
42 DEVELOPMENT AGREEMENT; 4. THE APPLICANT AND THE CITY HAVE  
WORKED TOGETHER IN GOOD FAITH TO DETERMINE ARCHITECTURAL  
44 STANDARDS, SETBACKS, BUILDING HEIGHTS AND MINIMUM BUILDING  
SEPARATIONS, PARKING AND PRIVATE ROADWAY DESIGN, TRAFFIC FLOW,

2 AND LANDSCAPING; 5. THE APPLICANT WILL COMPLY WITH ALL BONDING  
REQUIREMENTS, IF APPLICABLE; AND 6. ALL ITEMS OF THE STAFF REPORT.  
4 COUNCILMEMBER JACOBS SECONDED THE MOTION.

THE VOTE WAS RECORDED AS FOLLOWS:

6 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOYT AYE

8 COUNCILMEMBER STEWART AYE

COUNCILMEMBER HOOLEY NAY

10 COUNCILMEMBER JACOBS AYE

THE MOTION CARRIED.

12  
14 *Councilmember Hooley stated his reason for his vote is his concern with the potential  
parking issues and overflow in the nearby community it could have.*

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

18 **Adjourn** –

20  
22 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING  
AT 9:35 PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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30 Approved – February 6, 2024

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Britni Laidler, City Recorder

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Carolyn O. Lundberg, Mayor