

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

6 **REGULAR SESSION – 7:00 P.M.**

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

12 <b><u>PRESENT</u></b>	<b><u>EXCUSED</u></b>
Sharon Call, Chairperson	Scott Thompson, Commissioner
14 Mike Marchbanks, Commissioner	
Rob Kallas, Commissioner	
16 Steven Johnson, Commissioner	
Jared Schauers, Commissioner	
18 Renee Tribe, Commissioner	
Mike Florence, Planning Director	
20 Anders Bake, Associate Planner	
Kathy Moosman, City Recorder	

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

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

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

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

36 **CURRENT BUSINESS** –

38 4. **Anderson Farms Plat E Major Subdivision Approval and Anderson Farms**  
40 **Boulevard road dedication – Ivory Development, LLC.** Request for major  
subdivision approval of a 60-lot single family residential subdivision located in  
42 the Anderson Farms Planned Development (AFPD) zone. The request also  
includes the dedication of the north section of Anderson Boulevard from 500 N.  
44 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  
22 approval. If not, then Ivory could request an amendment to the plat in which typically the  
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  
32 Project and a connection to the existing City pressurized irrigation system subject to  
Section 9.8 due to the fact that Developer is still working on the pressurized irrigation  
34 system. Most if not all of the construction is complete but the system was not functioning  
when the city turned off the water for winter. He noted a functioning PI system will be  
36 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.

8 Following some additional discussion, Chairperson Call pointed out what we are  
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.

12 Chairperson Call called for any further comments or discussion from the  
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:

32 CHAIRPERSON CALL	AYE
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.

48 Chairperson Call invited Councilmember Vanchiere to speak on any issues  
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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6. **Planning Director Report** –

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- General City Updates

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

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**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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Approved – November 26, 2019

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Sharon Call, Chairperson

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Michael Florence, Planning Director