

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **July 26, 2011** beginning at 7:00 p.m. in the Lindon City Center, City Council Chambers,
4 100 North State Street, Lindon, Utah.

5 Conducting: Matt Bean, Chairperson
6 Invocation: Matt Bean, Chairperson
7 Pledge of Allegiance: Angie Neuwirth

8 **PRESENT**

ABSENT

9 Matt Bean, Chairperson
10 Ron Anderson, Commissioner
11 Christian Burton, Commissioner
12 Sharon Call, Commissioner
13 Angie Neuwirth, Commissioner
14 DelRay Gunnell, Commissioner
15 Adam Cowie, Planning Director
16 Kathryn Moosman, City Recorder

Carolyn Lundberg, Commissioner
Woody Mataele, Assistant Planner

17 The meeting was called to order at 7:05 p.m.

18 **APPROVAL OF MINUTES** – The minutes of the meeting of July 12, 2011 were
19 reviewed.

20 COMMISSIONER BURTON MOVED TO APPROVE THE MINUTES OF THE
21 MEETING OF JULY 12, 2011. COMMISSIONER GUNNELL SECONDED THE
22 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

23 **PUBLIC COMMENT** –

24 Chairperson Bean called for comments from any audience member who wished to
25 address any issue not listed as an agenda item. There was no public comment.

26 **CURRENT BUSINESS** –

- 27 1. **Concept Plan** – *Climate Controlled Storage – 37 South Main Street*
28 This is a request by Dennis O’Brien for review of a concept plan for a climate
29 controlled storage facility in the CG (General Commercial) zone. Currently,
30 the Lindon Standard Land Use Table does not permit “vault security/mini-
31 storage” within the CG zone. The applicant will need to amend the current
32 Standard Land Use Table to allow this land use within the subject zone. This
33 item will be forwarded to the City Council for review at their next available
34 meeting.

35 Chairperson Bean invited the applicants Dennis O’ Brien and Bryant Bishop to come
36 forward. Mr. Cowie opened the discussion by stating that the applicants are requesting

2 approval of a concept plan for a climate controlled storage facility in the General
3 Commercial zone on the corner of State Street, which is a flag shaped parcel behind a
4 residential zone but is zoned commercial under the General Commercial designation.
5 They have proposed a two story, 20,000 square foot storage building that is currently not
6 allowed in the commercial zone.

7 Mr. Cowie went on to say that Safe and Secure Storage Units is currently the only
8 storage unit in Lindon in the mixed commercial zone. He went on to say that Orem City
9 has just passed an ordinance to allow this type of facility in their commercial areas with
10 some restrictions. Mr. Cowie noted that the applicant had provided a fair amount of
11 photos, and also indicated that their intent was for some of the other pieces to have
12 potential use for other connections, and he also noted that there is a 20,000 ft. minimum
13 lot size in that area. He then showed a sample site plan that the applicants provided with
14 the initial building and also room for future buildings. Mr. Cowie also stated that this is
15 just a concept review and not to be looking at the specific details but just the idea in
16 general.

17 He went on to say that this project would require a 10 ft. landscape buffer around
18 the perimeter because it is adjoining the residential use zone. He also noted that there is
19 commercial around the area with a preschool and Timpanogos Academy which is zoned
20 commercial. The applicants have provided the concept height elevations of the structure;
21 a two story structure with garage entrances with the climate control in the interior. The
22 specific concept plan has been designed with no garages facing State Street and with
23 limited state street visibility. The applicants then showed different pictures of mini
24 storage units and stated that this is a newer concept here in Utah, however, there is an
25 application submitted in Orem to do a project similar to this that has an office look to it
26 and that does not give the appearance of the traditional storage unit. Mr. Cowie indicated
27 that the Land Use Table would have to be changed or a separate ordinance similar to
28 what Orem City has done to actually permit this, because under the current ordinance
29 storage units are not permitted in the Commercial Zone. He re-iterated that the applicants
30 are here tonight for general feedback on whether the zoning issue could be resolved
31 through an ordinance change or some other appropriate method inline to what is
32 anticipated on State Street.

33 Chairperson Bean thanked Mr. Cowie for the review and greeted the applicants
34 and thanked them for coming. He then asked for more clarification about this type of
35 concept and where else they had done this kind of storage unit and what kind of products
36 are stored there. The applicants stated that the upper areas are for data storage and the
37 lower areas are for typical storage items. They went on to say that the similar storage
38 unit in Orem is set up with 40% climatization, with heating and cooling and the façade is
39 more in step with current architecture standards and caters to the aesthetics and is also
40 more accessible. They also noted that the units they had looked at have all been very
41 successful and there are very few units that are available because they are always full.

42 Commissioner Call questioned if the bottom is typical storage would that mean
43 that the upper storage would be climate controlled? The applicants confirmed that. The
44 applicants went on to say that most of the storage units in the area are 100% full and they
45 saw a need for more storage. They did go to Orem City but another applicant had gotten
46 their concept plan approved before they did. Commissioner Call inquired if it had in fact

2 been built yet. Mr. O'Brien stated that it had not been built to date, but that the ordinance
is in place in Orem City.

4 Commissioner Gunnell asked if they owned the property. They replied that they
are working with the owners to purchase it. Commissioner Gunnell also inquired about
6 accessibility. Mr. Cowie stated that he has had preliminary discussions with our City
Engineer and the City still owns a finger of Main Street so access would have to turn and
8 that would be difficult to make it work. He went on to say that they would have to
discuss the access issue and that would be the case for any development that were to go
10 in at that location. Mr. Cowie and Mr. Christensen have had brief discussions regarding
the sight visibility and distance from the intersection and these would be key issues; and
12 until an actual application is submitted and it is engineered and designed there is not
much to be evaluated at this point.

14 Mr. Cowie commented that the current code is 40 ft back from the intersection;
this is the clear vision area for any obstructions and that should be plenty of room to get
back into the area, but also stated that this is a broad discussion, and those levels of
16 details will have to be discussed at a later point. Mr. Cowie questioned if this is
something that the Commission wants done in the commercial zone on State Street.
18 Commissioner Neuwirth asked if it they would make this look commercial from the front
of the building, and that she is not opposed if it does in fact, look commercial and not like
20 a storage unit. Chairperson Bean noted that this project would comply with our
architectural standards in the commercial zone and that is a plus. He went on to say that
22 design is a big issue. Commissioner Anderson asked if it is 2 story building and how
many feet. Mr. O'Brien stated that it would be approximately 36 ft. high. Commissioner
24 Anderson stated that height is not any higher than the school.

26 Chairperson Bean inquired if the plans for the first building on the south and if
there may be a future building in two parts. He also asked if it would be accessed by
elevator. Mr. O'Brien confirmed that there would be a hydraulic lift elevator.
28 Commissioner Burton asked if there would be any outdoor storage. Mr. O'Brien stated
that there would not be any outdoor storage. He also stated that data storage, clothing,
30 stationery, art, small business, collectibles are some of the items typically stored in these
facilities. He also noted that there is a need for different storage items that need to be
32 climatized for varied uses, and that it depends on the individual and the use. He went on
to say the units in Salt Lake City are all full to capacity and people are finding uses for
34 climatized storage facilities.

36 Commissioner Call inquired as to how the climate is controlled. Mr. O'Brien
replied that is it 60 degrees year round and that a timer is used that flips from hot to cold
depending on the time of year, and also that it will be roof mounted on the inside so it is
38 not visible. Chairperson Bean inquired what the specific regulations would be regarding
what is stored inside, for example, toxic materials, perishables or flammable items etc.
40 Mr. O'Brien confirmed that there would be specific regulations and that none of those
items would be allowed.

42 Commissioner Anderson asked if there would be an on site person or manager.
Mr. O'Brien stated that there would possibly be a day manager or a 24 hour manager, but
44 that has not been determined as of yet. He did say that there would be 24 hour access to
the units and that it would be gated. Commissioner Gunnell asked if they would
46 anticipate larger delivery trucks entering the facility. Mr. O'Brien stated that in the time

2 he had observed other facilities he had never seen a large delivery truck access the
3 storage units.

4 Chairperson Bean addressed Mr. Cowie about the need to change the land use
5 table and if a specific part of the code section would need to be written specific to this use.
6 Mr. Cowie stated that it would be beneficial; otherwise it opens it up to anywhere in the
7 commercial zone. He went on to say that is what Orem City tried to do is write an
8 ordinance specific to the climate controlled mini storage, and then put a buffer on it so,
9 basically, two miles would be outside of the city limits; they wrote it specifically so there
10 could only be one at this current time. He also noted, if this kind of change is made, there
11 would be similar land use issues like check cashing businesses, retirement homes, group
12 homes etc, with separation distance issues that would apply. Mr. Cowie stated that a
13 separate ordinance would be best to put tighter restrictions on it. He also stated that he
14 would encourage the applicants to go City Council next week, after they get the opinions
15 from the Planning Commission, and if there is a favorable reaction from both groups,
16 the next step would be to apply for an ordinance change and to actually submit to add
17 climatized storage units to the Land Use Table. Mr. Cowie further noted that this is what
18 he would recommend.

19 Commissioner Neuwirth inquired if the applicants had looked at the architectural
20 guidelines in place at Orem City and if there was anything that they disagreed with. She
21 went on to say that her number one concern is the architecture; to ensure that it fits into
22 our standards and design guidelines in the area. Mr. Cowie noted that our current
23 guidelines are 85% masonry product on the exterior and split face stucco, stone, rock,
24 brick, etc., and noted that it is similar to what Orem City has written, but Lindon City
25 guidelines are more extensive.

26 Mr. Cowie continued to say that he feels that what Orem City did was not a bad
27 method and that there is some leeway in our guidelines, because they are just guidelines,
28 not required ordinance standards. He went on to say if aesthetics is a primary concern
29 then having it written into the ordinance would be beneficial. Chairperson Bean asked if
30 the landscape requirement would change because of the distance from the street. Mr.
31 Cowie stated that it would not change because there is currently a 20% landscape
32 requirement and that the 10 foot buffer would go towards that.

33 Chairperson Bean inquired if there would be any problems, conceptually, from
34 members of the commission on issues related to this use in the commercial zone along
35 State Street. Commissioner Gunnell commented that if there is enough room to get good
36 access there then he feels there would not be any problems. Commissioner Anderson
37 stated that he feels the location would be the best on State Street for this project.
38 Chairperson Bean agreed that it seems like a suitable location. Commissioner Call stated
39 that her feeling is that the language in the ordinance would need to be specific because
40 this has essentially not been done in Lindon, but as far as the usage and the concept of
41 how it will look she is in agreement. Commissioner Anderson stated that the bigger issue
42 would be work on the access so that it is acceptable.

43 Chairperson Bean observed that it sounds like there is an overall positive opinion
44 on this project from the Commission and encouraged the applicants to present it to the
45 City Council on August 2, 2011. The applicants thanked the commission and stated that
46 they would meet with Mr. Cowie on Monday for further discussion.

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2. **Site Plan** – *Joyner Business Park Lot 9, Plat G* – 947 West 500 North

This is a request by Knight West Construction, Inc., for approval of a site plan to construct a two phased 20,000 sq. /ft. building. The applicant is proposing to construct half of the building as an office warehouse on a vacant lot in the Joyner Business Park subdivision with the ability to construct the remaining 10,000 sq/ft. in the future.

10 The applicant, Bill West, from Knight West Construction, was present to request approval for the Site Plan, Joyner Business Park Lot 9 Plat G at 947 West 500 North. Mr. Cowie noted, that as a clarification, this is a site plan approval not a subdivision plat as of yet and that it is located in the Light Industrial Zone. He also noted that Knight West actually built a building at the same location a few years ago. Mr. Cowie further discussed that there is one more vacant lot in the Joyner Business Park that is accessed off of two different places. He also noted that the parking lot areas in this development are all common with no fences with shared parking throughout and cross easements between all of the lots, and he also stated that Knight West built the building just west of the location.

20 Mr. Cowie commented that Mr. West is proposing a 2 phase office warehouse building with loading dock areas that are being proposed, with a sidewalk perimeter around the building and some new asphalt, and when it is finished it will have cross access areas. He also noted that there will be shared dumpster use and some small landscape items that will be required. Mr. Cowie then showed a photo of the most recent building that was built about 2 years ago. He stated that the applicant was looking at doing the new building with similar styles with ribbed panels and stucco etc. Mr. West described the exterior elevations and stated that they will use sips panels because of the savings in energy costs. He went on to say that they have been really pleased with other buildings they have done with sips panels. He also noted that they are different than tilt up or block and it looks good and they will stay with this concept on this new building so it will blend with the others. Mr. West also stated that Knight West Construction is a certified green builder.

34 Mr. Cowie then showed a photo of the current vacant site that showed where the storm drainage is collected and runs down the center of the parking lot to Geneva road and noted that there is not a storm drainage basin. He further discussed that there is some communal landscaping along the roadway on the street frontage and noted that it meets the requirements for the roadway. Mr. Cowie further discussed that what is required tonight is clarification for any additional information on elevations and materials. He went on to say that the elevation grades on the building will stair step and slope down so the entrances will be at different sections and also noted that it will have ADA access from both levels.

42 Mr. Cowie stated that the intent is to do phase #1 (west side) to be constructed as soon as possible and then Phase #2 at a future date but the intent is to get approval for both phases now. Commissioner Call stated that there isn't a purpose for coming back twice because the usage is the same. Mr. Cowie stated that there is not any reason to come back again unless there are elevation problems etc. Commissioner Neuwirth asked

2 what type of architecture will be used and if the façade will match. Mr. West confirmed
3 that the façade will match. Commissioner Call asked about upkeep and maintenance and
4 if the buildings will stay nice for a long time. Mr. West stated that they will stay nice as
5 long as the stucco and siding have a good warranty and also that he likes to keep them
6 looking nice because Knight West owns and operates them. He went on to say that
7 Knight West Construction tries to use good materials and they do not cut corners and
8 they use trim and siding etc., as they have to be competitive. Chairperson Bean asked if
9 the building shown will be just east but on the same street. Mr. West confirmed that they
10 will line up together. Chairperson Bean concluded by asking if there were any further
11 questions or comments from the Commission. Hearing none, he called for a motion.

12 COMMISSIONER ANDERSON MOVED TO APPROVE JOYNER BUSINESS
13 PARK SITE PLAN WITH CONDITIONS. COMMISSIONER NEUWIRTH
14 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
15 CARRIED.

16 **NEW BUSINESS** – Reports by Commissioners

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18 Chairperson Bean asked if there were any reports from the Commission.
19 Commissioner Call asked Mr. Cowie about the Castle Park Reception Center and the
20 signage regarding their opening date. Mr. Cowie replied that their plans have been
21 finalized and they are moving forward. Chairperson Bean inquired if the angled
22 parking on Main Street will be allowed. Mr. Cowie replied that it will not be allowed
23 as it is not part of their business, and they will be putting in curb, gutter and sidewalk.
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25 Commissioner Call then inquired if Creekside Retirement is still on the agenda
26 for City Council on August 2nd. Mr. Cowie confirmed that. She also asked Mr. Cowie
27 if there were any new training opportunities being offered. Mr. Cowie stated that he
28 will send out any new training information as it comes available. He did note that the
29 League of Cities and Towns will be coming up in the fall, and he will send notices.

30 Chairperson Bean asked if there were any other new business. Being none he
31 moved on to the next item.

32 **PLANNING DIRECTOR'S REPORT** –

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34 Mr. Cowie reported on the City Council review of the Ultimate Sports Park
35 and commented that they had mixed reviews and asked the applicant to come back
36 with estimates on costs, ownership and other details but they did show some interest.
37 Councilmember Bayless was in attendance and commented that she had concerns
38 about the height and the precedent they would be setting on Geneva road, she also
39 commented about her concerns regarding the financial aspects and property issues.
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41 Mr. Cowie also noted that there are 9 candidates that have filed for candidacy
42 for the 3 available City Councils seats, therefore, there will be a primary election held
43 on September 13, 2011 to narrow it down to 6 candidates. Mr. Cowie concluded that
44 there will not be a meeting held on August 9th due to Lindon Days, and that the next
scheduled meeting will be on August 23, 2011.

2 Chairperson Bean asked if there was any other new business. Being none he
called for a motion to adjourn.

4 **ADJOURN** –

6 COMMISSIONER CALL MOVED TO ADJOURN THE MEETING AT 8:10
8 P.M. COMMISSIONER GUNNELL SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

10 Approved – August 23, 2011

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Matt Bean, Chairperson

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Adam Cowie, Planning Director