

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **February 16, 2017 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: Rob Kallas, Chairperson
Invocation: Bob Wily, Commissioner
10 Pledge of Allegiance: Charlie Keller, Commissioner

12 <u>PRESENT</u>	<u>EXCUSED</u>
Rob Kallas, Commissioner	Sharon Call, Chairperson
14 Bob Wily, Commissioner	Steven Johnson, Commissioner
Mike Marchbanks, Commissioner	
16 Charles Keller, Commissioner	
Mike Vanchiere, Commissioner	
18 Hugh Van Wagenen, Planning Director	
Kathy Moosman, City Recorder	

- 20 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
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23 2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission
24 meeting of January 24, 2017 were reviewed.

26 COMMISSIONER KELLER MOVED TO APPROVE THE MINUTES OF THE
27 REGULAR MEETING OF JANUARY 24, 2017 AS PRESENTED. COMMISSIONER
28 MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
THE MOTION CARRIED.

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

34 **CURRENT BUSINESS** –

- 36 4. **Minor Subdivision — Washburn Storage Plat A, 600 North Geneva Road.**
38 Jeremy Washburn requests preliminary approval of a one lot subdivision plat
consisting of 4.4 acres in the Mixed Commercial zone.

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41 Hugh Van Wagenen, Planning Director, opened this discussion by giving some
42 background of this application noting it is a project in two parts with the minor
subdivision being reviewed now and the site plan as the second item on the agenda. He
44 noted this plat will leave a remainder parcel of approximately 13.7 acres which is not
included in the subdivision plat because it can be further subdivided. He explained the
46 minimum lot size in the MC zone is one (1) acre (43,560 sq. ft.) and the lot created by
this subdivision will be 4.4 acres . He noted this lot is a corner lot and has well over the

2 100 feet of the required frontage at 283 feet along Geneva Road and 489 feet on 600
4 North. Mr. Van Wagenen stated 600 North will be improved with asphalt widening,
6 curb, gutter and a four foot sidewalk. He noted the existing irrigation/storm drain ditch
8 along Geneva Road will be piped and improved as part of this project. The City Engineer
is addressing the engineering standards and all engineering issues will be resolved before
final approval is granted. He then referenced an aerial photo of the proposed subdivision,
photos of the site and the preliminary subdivision plan followed by discussion.

10 Mr. Van Wagenen then turned the time over to the applicant for comment. Mr.
12 Washburn gave an overview and some background of the origin of their business and
14 mentioned they are excited to begin development on the site noting it is a good location
for this project. He noted there will be 543 units in the storage facility. He also
mentioned they plan to pipe a portion of the ditch for liability and safety reasons that will
also tie in and look very nice.

16 There was then some additional discussion amongst the Planning Commissioners
18 regarding this proposal. The discussion focused around lot and frontage requirements and
public improvements and special improvement district and retention questions. Mr. Van
Wagenen stated this is a pretty straightforward as subdivision requests go and staff has no
concerns.

20 Following some additional discussion Vice Chairperson Kallas asked if there
22 were any further questions or comments from the Commission. Commissioner Vanchiere
disclosed a possible conflict of interest as he has interacted with the applicant in a
24 financial capacity. Mr. Van Wagenen stated since he doesn't have a personal financial
gain with the subdivision itself he believes the Commissioner doesn't need to recuse
26 himself from voting. Vice Chairperson Kallas asked if there were any further comments.
Hearing none he called for a motion.

28 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S
30 REQUEST FOR APPROVAL OF A ONE LOT SUBDIVISION TO BE KNOWN AS
WASHBURN STORAGE PLAT A, AS PRESENTED. COMMISSIONER
32 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

34 VICE CHAIRPERSON KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE
36 COMMISSIONER KELLER	AYE
COMMISSIONER VANCHIERE	AYE

38 THE MOTION CARRIED UNANIMOUSLY.

- 40 5. **Site Plan — Washburn Storage Units, 600 North Geneva Road.** Jeremy
42 Washburn requests approval of storage unit complex consisting of 13 buildings
which include an office and caretaker dwelling. In total 86,026 square feet will be
44 developed on 4.4 acres in the Mixed Commercial one.

46 Mr. Van Wagenen, gave some background of this agenda item explaining Mr.
Washburn is proposing to construct a 83,150 square feet of storage unit space with 1,438
s.f. for the office and 1,438 s.f. for the caretaker dwelling for a total of 86,026 s.f. on

2 what will be Lot 1 of Washburn Storage Plat A. He noted the lot is located in the Mixed
Commercial zone. He also mentioned that Mr. Menlove is also in attendance representing
4 this item.

6 Mr. Van Wagenen explained the area has historically been used as pasture or
horses etc. He noted that road improvements, including asphalt widening, curb, gutter,
8 and sidewalk installation along 600 North are being taken care of with the Washburn
Storage Plat A subdivision (that was just approved). He added that storage units are
10 listed as “Vault Security Storage – Mini-Storage” and are permitted in the MC zone. He
mentioned that caretaker facilities that are accessory to main uses are listed as a
Conditional Use in the Mixed Commercial zone.

12 Mr. Van Wagenen pointed out that the Planning Commission may consider
conditions of approval appropriate to protect the health, welfare, and safety of individuals
14 and property owners that may be affected by the caretaker dwelling. He explained that
the parking for the dwelling is being accommodated through one 12’x30’ designated
16 tandem parking garage in Building B. Mr. Van Wagenen stated the only other condition
staff recommends is that the occupant of the caretaker dwelling be an employee of the
18 storage unit facility.

20 Mr. Van Wagenen went on to say that storage units are categorized as “Business
Services” and need to provide one (1) parking stall for every 200 s.f. of floor area. For
22 this calculation only the office is considered. Bike parking in the MC zone requires an
8% ratio to required vehicular stalls up to 16 bike stalls. Total provided vehicle spaces is
24 seven (7) which is adequate for the 1,438 s.f. office are being provided at the northeast
corner of the office. Also, a bike rack detail is required to ensure it meets code. The
26 required 20 foot landscape strip along 600 North and Geneva Road is being provided
with the requisite trees every 30 feet, however, these frontages are being used for storm
water detention as well which push the trees off center.

28 Mr. Van Wagenen commented that grass sod is being provided for the majority of
the landscaping frontage and with only seven (7) parking stalls provided, no interior
30 landscaping is required. He noted the MC zone requires a minimum of 15% open space
on the site and this site requires 28,651 s.f. of open space of which 38,706 s.f. is
32 provided. The required five (5) foot landscape strip around the perimeter of the buildings
per MC zone standards is being provided and staff has not interpreted this requirement to
34 apply to the interior of the project.

36 Mr. Van Wagenen reminded the Commission the code states that all structures in
the MC zone must be aesthetically pleasing, well-proportioned buildings that blend with
38 the surrounding property and structures. He went on to say that all structures in the MC
zone shall have finishes of brick, decorative block, stucco, wood, concrete tilt-up, or
40 other materials and designs approved within the Lindon City Commercial Design
Guidelines, or as otherwise approved by the Planning Commission. He then referenced
42 the colored elevations along with a materials sample board rendering. There was then
some discussion on the retention basin with Mr. Van Wagenen noting it will be sod with
44 trees, shrubs etc. Mr. Menlove stated the bottom of the pond will be approximately 6 ft.
below the floor of the building and the existing irrigation ditch. There was also some
discussion on building elevations.

46 Mr. Washburn stated the office/caretaker building has a synthetic stone
wainscoting, beige board and batten siding, corrugated metal roof line accents, wood trim

2 window treatments, and metal awnings overhanging larger windows. The block walls that
compromise the exterior walls of the storage units will be a combination split/smooth
4 faced block and corrugated metal with accents. He added the building is within the 48
foot height limit in the LI zone, the highest point of the office/caretaker dwelling roof
6 being 31 feet. Mr. Washburn stated it will be a nice building and will fit well in the area.
He added there will be no outdoor storage at the facility and they are hoping to have the
8 facility completes in approximately 9 to 10 months.

10 Mr. Van Wagenen noted there are some engineering issues that will need to be
resolved before the plans are finalized and staff will ensure all of the requirements are
12 met. He then referenced an aerial photo of the site and surrounding area, photographs of
the existing site, the site plan, architectural elevations and materials board, the
landscaping plan and color palette followed by some additional discussion including
14 some discussion regarding signage. Mr. Washburn stated they plan on having a lighted
monument sign at the facility. Mr. Van Wagenen pointed out they will need to submit for
16 a sign permit that will have to meet code. Following discussion the Commission agreed
that the building will look nice and appears to meet the requirements. Mr. Van Wagenen
18 mentioned the fire department has reviewed and signed off on this proposal.
Commissioner Marchbanks suggested adding a condition to the motion that the signage
20 be clarified by staff and ensure that it meets the ordinance.

22 Vice Chairperson Kallas asked if there were any further questions or comments
from the Commission. Hearing none he called for a motion.

24 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
APPLICANT'S REQUEST FOR SITE PLAN APPROVAL FOR THE WASHBURN
26 STORAGE PLAT A WITH THE FOLLOWING CONDITONS 1. WASHBURN
STORAGE PLAT A BE RECORDED AND 2. APPLICANT WORKS WITH STAFF
28 TO ENSURE THE SIGNAGE MEETS THE ORDINANCE. COMMISSIONER WILY
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

30 VICE CHAIRPERSON KALLAS AYE
COMMISSIONER MARCHBANKS AYE
32 COMMISSIONER WILY AYE
COMMISSIONER KELLER AYE
34 COMMISSIONER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY.

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38 **12. New Business: Reports by Commissioners** – Vice Chairperson Kallas called for
any new business or reports from the Commission. New Planning Commissioner,
40 Mike Vanchiere introduced himself and gave some of his background/history to
the Commission. The Commission welcomed Commissioner Vanchiere and
expressed their appreciation for his willingness to serve. Commissioner Keller
42 mentioned the Dastrup Auto dealership entry way/design standard email from
Brandon Snyder followed by some general discussion.

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46 **13. Planning Director Report** – Mr. Van Wagenen reported on the items listed
below followed by general discussion.

- Design standards update

2 Vice Chairperson Kallas called for any further comments or discussion. Hearing
none he called for a motion to adjourn.

4 **ADJOURN** –

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8 COMMISSIONER VANCHIERE MADE A MOTION TO ADJOURN THE
MEETING AT 8:20 P.M. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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12 Approved – February 28, 2017

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Rob Kallas, Vice Chairperson

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Hugh Van Wagenen, Planning Director