

2 Brandon Snyder, Planning Director, gave a brief background of this agenda item
noting the applicant Joe Brown is in attendance along with Mike Harvey representing this
4 item. Mr. Snyder stated Mr. Brown is proposing to construct a new storage unit facility
with associated office space, which is permitted in the LI zone subject to site plan
6 approval. He noted the site will be managed by Extra Space Storage once completed. Mr.
Brown has indicated that there will be no outdoor storage/RV parking or an on-site
8 caretaker dwelling (those uses would have required a conditional use permit.) Mr. Snyder
pointed out due to the future Vineyard Connector, no access is permitted from 2000
10 West. Also, the proposal does not have buildings adjacent to 2000 West due to the
Central Utah Water Easement (pipeline).

12 Mr. Snyder pointed out that Mr. Brown will be developing the site in phases that
will be subject to the timing and other restrictions of Lindon City Code Section 17.17.125
14 Site Plan – Phased development. He noted the required curb and gutter are already
installed along 1800 West (no sidewalks are required in the LI zone west of Geneva
16 Road.) He added that the 2000 West storm water ditch has a unique cross section for
improvement of the ditch including grading and sloping. He added that no asphalt
18 widening is required along the ditch as the road will be replaced by the Vineyard
Connector in the future. Mr. Snyder stated third party notices were provided to the
20 adjoining property owners in accordance with city code and staff has received no public
comments back at this time. He then referenced the property information (Light Industrial
22 zone LCC Chapter 17.49) and the minimum requirements on the proposed site.

24 Mr. Snyder commented that the planning and engineering staff and the applicant
are working through the technical issues related to the site and will ensure all issues are
resolved before final approval of the plans is granted. He also noted that the Fire
26 Inspector has indicated that the submitted plans do meet fire code.

28 Mr. Snyder went on to explain that the LI zone requires that a landscaped strip
twenty (20) feet in width shall be planted with grass and trees (every 30' on center) along
all public street frontages. There is also no minimum landscaping requirement in the LI
30 zone and there are not enough parking stalls to initiate parking lot landscaping. The 2000
West storm water ditch has a unique cross section for improvement of the ditch including
32 landscaping, grading and sloping and staff feels all these requirements are met. He added
that no fencing regulations apply as the site is not adjacent to a residential use or
34 residential zone and Mr. Brown has opted to install an eight' wall around the perimeter of
the site (the storage units are to be adjacent to the eight (8') foot wall but are not
36 connected) and the Lindon City dumpster enclosure requirements are met.

38 Mr. Snyder stated city code requires that all buildings in the Light Industrial Zone
must be “aesthetically pleasing, well proportioned buildings which blend with the
surrounding property and structures.” He noted that Mr. Brown is proposing to construct
40 the exterior of the buildings out of concrete masonry unit block, with a small (stucco)
office. The Code also requires buildings in the LI zone to be earth-tone colors and Mr.
42 Brown is proposing the main exterior walls to be grey block. Mr. Snyder indicated that
Mr. Brown is requesting that the small office stucco area be white (highlight) and the
44 frame canopy black. The green doors to the storage units will all face inward and not be
visible from adjoining streets. He pointed out the doors shown through the office
46 windows are set back inside the office building and are for display and branding. Mr.
Snyder then referenced the Earth-tone Color Palette followed by discussion. He then
48 turned the time over to the applicant for comment.

2 Mr. Brown and Mr. Harvey addressed the Commission at this time. Mr. Brown
indicated they are having two (2) phases and the second phase will be based on how fast
4 they lease them. They understand there is a time limit (2 year) on phase two but they are
hoping to start within the next year. Mr. Brown stated they also did a feasibility study
6 noting there are a lot of rooftops coming in that will help to facilitate filling up the units
and feels it is a growth play; they feel this will be a good project. He noted they are
8 planning on having 430 units with two buildings being climate/temperature controlled
(55 units).

10 Following discussion there were some concerns by the Commission regarding the
white stucco in that it doesn't match the earth tone color palette. Following some
12 additional discussion the Commission was in agreement to require the color to match the
color palette and to have staff follow up with this issue to ensure the requirement is met.
14 Mr. Brown stated they will ensure the color will meet the color palette requirement.

Chairperson Call asked if there were any comments or discussion. Hearing none
16 she called for a motion.

18 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
APPLICANT'S REQUEST FOR SITE PLAN APPROVAL FOR SILVERADO
20 STORAGE TO BE LOCATED AT APPROXIMATELY 100 NORTH 1800 WEST, IN
THE LIGHT INDUSTRIAL ZONE, WITH THE FOLLOWING CONDITIONS: 1.
22 PRIOR TO CONSTRUCTION OF PHASE 2 THE APPLICANT ADDRESS THE
CURRENT FLOODPLAIN VIA A FEMA MAP REVISION TO THE SATISFACTION
24 OF THE PLANNING DIRECTOR AND CITY ENGINEER AND 2. COMPLETE AND
RECORD ROAD DEDICATION (PORTION OF R-O-W) TO LINDON CITY AND 3.
26 COMPLETE AND RECORD PUE'S AND 4. ALL EXTERIOR COLORS BE IN LINE
WITH THE COLOR PALETTE AND 5. WATER SHARES BE TURNED OVER TO
28 THE CITY PRIOR TO OBTAINING A BUILDING PERMIT. COMMISSIONER
KELLER SECONDED THE MOTION. THE VOTE WAS RECORDED AS
30 FOLLOWS:

32 COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KELLER	AYE
34 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

36 THE MOTION CARRIED UNANIMOUSLY.

- 38 **5. Public Hearing — Zone Map Amendment & Ordinance Adoption, 400**
North 2800 West, LCC 17.54 Regional Commercial (RC) Zone. Lindon
40 City requests review and approval of a Zone Map Amendment from General
Commercial Auto (CG-A8) to Regional Commercial (RC), on multiple
42 parcels located at approximately 400 North 2800 West. Lindon City also
requests approval of an amendment to Lindon City Code by way of adopting
44 17.54 Regional Commercial Zoning Ordinance, to address development
regulations, activities and uses in the RC zone. These items may be
46 continued for further review. Recommendations will be forwarded to the
City Council for final approval. (Pending Ordinance 2017-#__-O).

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2 COMMISSIONER KELLER MOVED TO OPEN THE PUBLIC HEARING.
3 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
4 IN FAVOR. THE MOTION CARRIED.

6 Hugh Van Wagenen, Planning Director, explained that Lindon City is requesting
7 review and approval from the Commission of a Zone Map Amendment from General
8 Commercial Auto (CG-A8) to Regional Commercial (RC), on multiple parcels located at
9 approximately 400 North 2800 West. He noted Lindon City is also requesting approval of
10 an amendment to Lindon City Code by way of adopting 17.54 Regional Commercial
11 Zoning Ordinance, to address development regulations, activities and uses in the RC
12 zone. He pointed out these items most likely will be continued for further review and
13 recommendations will be forwarded to the City Council for final approval.

14 Mr. Van Wagenen explained the Regional Commercial zone will have design
15 standards similar to commercial zones, but may also allow warehouse and distribution
16 uses. He then referenced the map included in the staff report. He clarified that this is a
17 rough draft and staff is looking for feedback only. He noted Roger Harper, General
18 Manager of the North Point Solid Waste Transfer Station, is in attendance tonight to
19 answer any questions the Commission may have.

20 Mr. Van Wagenen then presented the draft ordinance for discussion. Mr. Snyder
21 spoke on the purpose statement re-iterating this is a rough draft. He pointed out this is a
22 high traffic visibility area and mentioned the theme as well as the landscaping aspect. He
23 noted the purpose statement gives an understanding of why the requirements are in place.
24 Mr. Van Wagenen also spoke on uses noting there are no conditional uses included. He
25 pointed out they used the same format as the Standard Land Use Table to help categorize.
26 He noted the big changes are uses, development standards, architectural design,
27 landscaping and screening, which are the key items discussed in the last work session.

28 Mr. Van Wagenen then went over the draft ordinance with the Commission and
29 made changes on the draft as the discussion moved forward with feedback and
30 suggestions from the Commissioners including distribution and fulfillment centers under
31 the Packing & Crating section and Wholesale Trade. Mr. Van Wagenen referenced the
32 map and re-emphasized the area in question. He pointed out when contemplating these
33 things in the draft staff considered the concept and were somewhat reasonable and were
34 open to a variety of uses.

35 Chairperson Call called for any public comment at this time. Roger Harper
36 addressed the Commission at this time. Mr. Harper noted the transfer station is just south
37 of the property in question and they own several acres in the zone change area. He
38 brought up their biggest concern is that they serve all of northern Utah County citizens
39 and the acquisition of the property gave a buffer zone. They would like to see some
40 wording in the ordinance to give them some leeway as to protect and serve the public in
41 their district. He noted the transfer station was built in 1993 and designed to transfer 400
42 tons a day they are now transferring over 800 tons a day. Their District (Orem, Lindon,
43 Vineyard, Lehi, Cedar Hills, Pleasant Grove, Highland, American Fork, Saratoga
44 Springs) is growing and translates into more waste and they need to find a way to handle
45 it. They would like to have the potential to build a bigger transfer station and to expand
46 so they would like the consideration to not be zoned out of their future possibilities; this
47 is a real possibility and it needs to be planned for. Mr. Van Wagenen pointed out this is a
48 larger conversation that needs to be had including issues with UDOT and the Vineyard

2 Connector. Mr. Van Wagenen pointed out there is nothing in the Standard Land Use
4 Table that would allow for an expansion of the current operation, and from a city
perspective (although it is a needed public service) it is staff's understanding that the city
is not interested in the day to day operations at the transfer station to expand at this time.

6 There was then some additional discussion regarding the ordinance draft uses,
8 proposed language, building heights, landscaping etc., with the Commission concluding
staff has done a great job on the first draft of the ordinance and understands there will be
10 more changes made but they are on the right track. Mr. Van Wagenen stated they will
take this feedback and make adjustments and bring a refined draft back before the
12 Commission for review. He noted the Commission will then make their recommendations
to the City Council.

14 COMMISSIONER KELLER MOVED TO CLOSE THE PUBLIC HEARING.
16 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

18 Chairperson Call asked if there were any comments or discussion. Hearing none
she called for a motion.

20 COMMISSIONER KELLER MOVED TO CONTINUE AGENDA ITEM
22 NUMBER FIVE FOR FURTHER DISCUSSION. COMMISSIONER KALLAS
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

24 COMMISSIONER KALLAS AYE
26 COMMISSIONER MARCHBANKS AYE
28 COMMISSIONER KELLER AYE
COMMISSIONER JOHNSON AYE
COMMISSIONER VANCHIERE AYE

30 THE MOTION CARRIED UNANIMOUSLY.

32 6. **New Business: Reports by Commissioners** – Chairperson Call called for any
new business or reports from the Commissioners. Chairperson Call asked for an
34 update of the MECCA Holdings application and what the Council decided
following their discussion. Mr. Van Wagenen stated the Council felt it was not the
36 right piece of property for their request for multi-family housing and they did not
want to encourage them to pursue it any further; he does not anticipate an
38 application moving forward. Commissioner Kallas asked if displaying advertising
flags below flags on large flagpoles is allowed in city code. Mr. Van Wagenen
stated he will check into this issue and get back with him.

40 7. **Planning Director Report** – Mr. Van Wagenen reported on the following items
42 followed by discussion.

- 44 • Lindon Days – August 7-12
- APA-Utah Fall Conference at Park City October 5 & 6, 2017
- 46 • General Plan Survey

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

2 **ADJOURN** –

4 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE
MEETING AT 9:26 PM. COMMISSIONER KELLER SECONDED THE MOTION.
6 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

8 Approved – August 22, 2017

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director