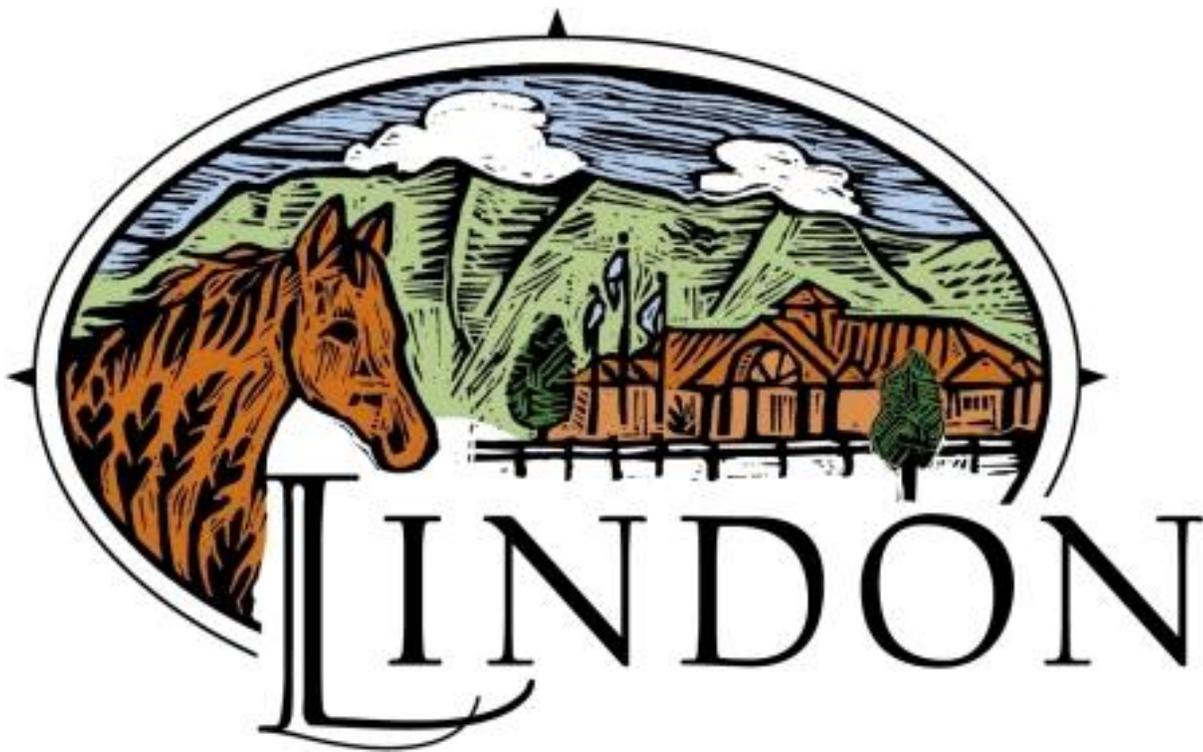


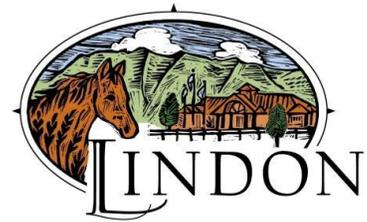
Lindon City Planning Commission Staff Report



February 16, 2017

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a meeting on **Thursday, February 16, 2017**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. Call to Order

2. Approval of minutes

Planning Commission 1/24/2017; may be considered at the next meeting.

3. Public Comment

(15 minutes)

4. Minor Subdivision — Washburn Storage Plat A, 600 North Geneva Rd.

Jeremy Washburn requests preliminary approval of a one lot subdivision plat consisting of 4.4 acres in the Mixed Commercial zone.

(15 minutes)

5. Site Plan — Washburn Storage Units, 600 North Geneva Rd.

Jeremy 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 developed on 4.4 acres in the Mixed Commercial zone.

6. New Business from Commissioners

7. Planning Director Report

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

Posted By: Hugh Van Wagenen

Date: February 14, 2017

Time: 3:30 pm

Place: Lindon City Center, Lindon Police Station, Lindon Community Center



Scan or click here for link to download agenda & staff report materials.

Item I: Call to Order

February 16, 2017 Lindon City Planning Commission Meeting

Roll Call:

Sharon Call
Steve Johnson
Rob Kallas
Charlie Keller
Mike Marchbanks
Bob Wily
Mike Vanchiere

Item 2: Approval of Minutes

Planning Commission 1/24/2017

These minutes may be reviewed and voted upon at the next regularly scheduled meeting.

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Minor Subdivision — Washburn Storage Plat A ~600 North Geneva Road

<p>Applicant: Jeremy Washburn Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Mixed Commercial Current Zone: Mixed Commercial (MC)</p> <p>Property Owner: Betty Washburn, Washburn Family Revocable Trust Address: ~600 North Geneva Road Parcel ID: 14:064:0148 Size: 4.385 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to approve a one lot subdivision in the MC zone. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a one lot subdivision to be known as Washburn Storage Plat A with the following conditions (if any):</p> <ol style="list-style-type: none">1.
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

BACKGROUND

1. This plat will leave a remainder parcel of approximately 13.7 acres. The remainder parcel is not included in the subdivision plat because it can be further subdivided.

DISCUSSION & ANALYSIS

Lot Requirements

- Minimum lot size in the MC zone is 1 acre (43,560 sq. ft.). The lot created by this subdivision will be 4.4 acres

Frontage Requirements

- Lot 1 is a corner lot and has well over the 100 feet of frontage required at 283 feet along Geneva Road and 489 feet on 600 North.

Public Improvements

- 600 North will be improved with asphalt widening, curb, gutter and a four foot sidewalk.
- The existing irrigation/storm drain ditch along Geneva Road will be piped.

Other Requirements

- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

MOTION

1. See above

ATTACHMENTS

1. Aerial photo of the proposed subdivision
2. Photo of site
3. Preliminary subdivision plan



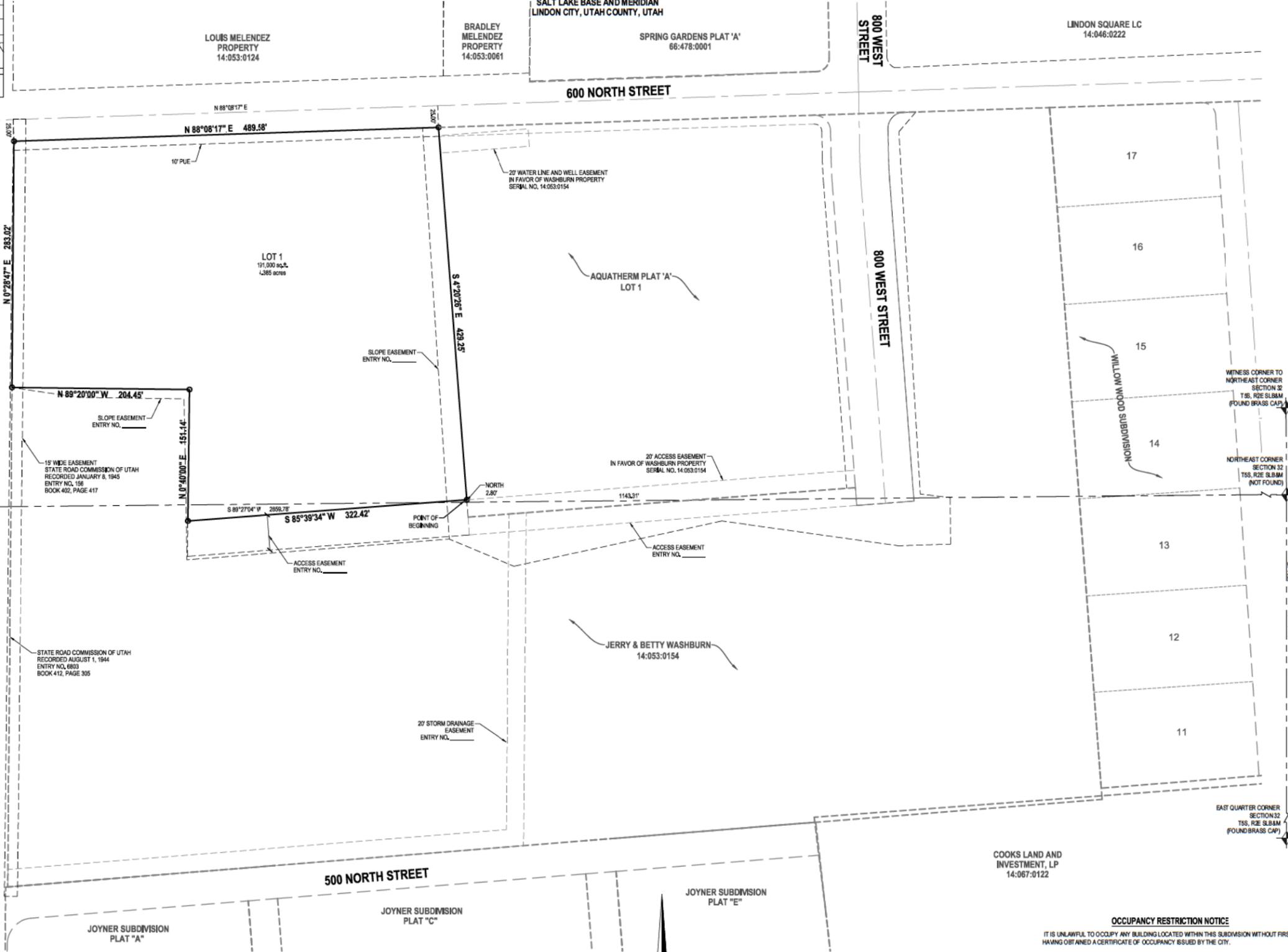
Washburn Storage Units Site Plan
and One Lot Subdivision
~800 North Geneva Road





WASHBURN STORAGE PLAT 'A'

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN LINDON CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, KAREN F. WHITE, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 191326 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as WASHBURN STORAGE PLAT 'A', and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
 Beginning at a point being South 89°27'02" West 1,143.31 feet along the section line and North 2.80 feet from the Northeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running
 thence South 85°39'34" West 322.42 feet;
 thence North 00°40'00" East 151.14 feet;
 thence North 89°20'00" West 204.45 feet to the Eastern Right-of-Way Line of Geneva Road;
 thence North 00°28'47" East 283.02 feet along the Eastern Right-of-Way Line of Geneva Road to the Southerly Right-of-Way Line of 600 North Street;
 thence North 88°08'17" East 489.58 feet along the Southerly Right-of-Way Line of 600 North Street;
 thence South 04°20'28" East 409.25 feet to the point of beginning.

Contains 191,000 Square Feet or 4.385 Acres and 1 Lot
 Basis of Bearing: Utah State Plane Central Zone NAD 83.
 A portion of Parcel Id No. 14.0530154

DATE _____ KAREN F. WHITE
 P.L.S. 191326

OWNER'S DEDICATION
 Know all men by these present that the undersigned are the owner(s) of the herein described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereafter to be known as:
WASHBURN STORAGE PLAT 'A'
 The undersigned owner(s) hereby dedicate to Lindon City all those parts or portions of said tract of land on said plat designated herein as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to any and all public utility companies providing service to the herein described tract a perpetual, non-exclusive easement over the streets and public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities.
 In witness whereof I have hereunto set my /our hand this _____ day of _____ A.D. 20____

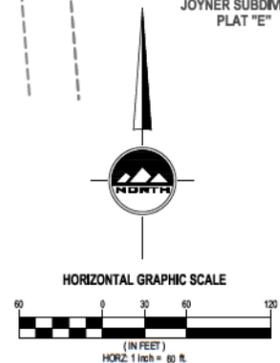
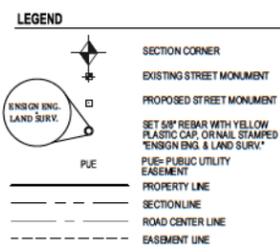
By: BETTY P. WASHBURN, TRUSTEE
 THE BETTY P. WASHBURN FAMILY REVOCABLE TRUST, DATED JUNE 28, 1993
 By: BETTY E. WASHBURN, TRUSTEE
 THE JERRY C. WASHBURN FAMILY REVOCABLE TRUST, DATED JUNE 28, 1993

TRUSTEE ACKNOWLEDGMENT
 STATE OF _____ } S.S.
 COUNTY OF _____ }
 ON THE _____ DAY OF _____ A.D. 20____ BETTY P. WASHBURN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____ WHO BEING DULY SWORN DID SAY TO ME THAT SHE IS THE TRUSTEE OF THE BETTY P. WASHBURN FAMILY REVOCABLE TRUST, DATED JUNE 28, 1993, AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING ON SAID TRUST.
 MY COMMISSION EXPIRES: _____
 PRINTED NAME: _____ NOTARY PUBLIC
 NO. _____ RESIDING IN _____ COUNTY

TRUSTEE ACKNOWLEDGMENT
 STATE OF _____ } S.S.
 COUNTY OF _____ }
 ON THE _____ DAY OF _____ A.D. 20____ BETTY E. WASHBURN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____ WHO BEING DULY SWORN DID SAY TO ME THAT SHE IS THE TRUSTEE OF THE JERRY C. WASHBURN FAMILY REVOCABLE TRUST, DATED JUNE 28, 1993, AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING ON SAID TRUST.
 MY COMMISSION EXPIRES: _____
 PRINTED NAME: _____ NOTARY PUBLIC
 NO. _____ RESIDING IN _____ COUNTY

ACCEPTANCE BY LEGISLATIVE BODY
 The City of Lindon, County of Utah, approves this subdivision and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public.
 This _____ day of _____, 20____ A.D.
 Mayor/Planning Commission Chair _____ Date _____
 City Attorney _____ Planning Director _____
 Approved: Engineer _____ Attest: Clerk-Recorder _____

WASHBURN STORAGE PLAT 'A'
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN LINDON CITY, UTAH COUNTY, UTAH



DEVELOPER
 GBR DEVELOPMENT
 404 W. 400 S. SUITE M
 SALT LAKE CITY, UTAH 84101

ENSIGN
 SALT LAKE CITY
 45 W. 10000 S., Suite 900
 Sandy, UT, 84070
 Phone: 801.255.0529
 Fax: 801.255.4449
 WWW.ENSIGNENG.COM

LAYTON
 1100 S. 1100 W.
 TONALE
 Phone: 801.333.2100
ORLAND CITY
 Phone: 801.333.1400
REVERSHOLE
 Phone: 801.333.2100

SHEET 1 OF 1
 PROJECT NUMBER: 8788
 MANAGER: KFW
 DRAWN BY: JNU
 CHECKED BY: KFW
 DATE: 11/16/2015



CLERK-RECORDER SEAL
 CITY ENGINEERS SEAL
 COUNTY RECORDER

Item 5: Site Plan — Washburn Storage Units ~600 North Geneva Road

<p>Applicant: Jeremy Washburn Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Mixed Commercial Current Zone: Mixed Commercial (MC)</p> <p>Property Owner: Betty Washburn, Washburn Family Revocable Trust Address: ~600 North Geneva Road Parcel ID: Part of 14:064:0148 Lot Size: 4.385 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether the request for site plan approval of 86,026 square feet of storage units including an accompanying office and caretaker dwelling complies with applicable land use requirements. <p><u>MOTION</u> I move to (<i>approve, deny, continue</i>) the applicant’s request for site plan approval with the following conditions (if any):</p> <ol style="list-style-type: none"> Washburn Storage Plat A be recorded.
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

BACKGROUND

- The applicant proposes 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 what will be Lot 1 of Washburn Storage Plat A.
- The lot is located in the Mixed Commercial zone.
- The area has historically been used as pasture.
- Road improvements, including asphalt widening, curb, gutter, and sidewalk installation along 600 North are being taken care of with the Washburn Storage Plat A subdivision.

DISCUSSION & ANALYSIS

Storage Units as a Use in the Mixed Commercial zone

Storage Units are listed as “Vault Security Storage – Mini-Storage” and are permitted in the MC zone.

Caretaker Dwelling

Caretaker Facilities that are accessory to main uses are listed as a Conditional Use in the Mixed Commercial zone. The Planning Commission may consider conditions of approval appropriate to protect the health, welfare, and safety of individuals and property owners that may be affected by the caretaker dwelling. Parking for the dwelling is being accommodated through one 12’x30’ designated tandem parking garage in Building B. The only other condition staff recommends is that the occupant of the caretaker dwelling be an employee of the storage unit facility.

Parking Standards

Requirements:

- Storage units are categorized as “Business Services” and need to provide one (1) parking stall for every 200 s.f. of floor area. For 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.

Provided:

- Total provided vehicle spaces is 7 which is *adequate* for the 1,438 s.f. office.

- Bike parking: 3 stalls are being provided at the northeast corner of the office. Also, a bike rack detail is required to ensure it meets code.

Landscaping Standards

Landscaped Strip Along Frontage

The 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 pushed the trees off center. Grass sod is being provided for the majority of the landscaping frontage. Please see the attached Landscaping Plan for more information.

Interior Landscaping

With only 7 parking stalls provided, no interior landscaping is required.

Required Open Space

The MC zone requires a minimum of 15% open space on the site. This site requires 28,651 s.f. of open space and 38,706 s.f. is provided.

Building Perimeter Landscaping

The required 5 foot landscape strip around the perimeter of the buildings per MC zone standards is being provided. Staff has not interpreted this requirement to apply to the interior of the project.

Architectural Standards

All structures in the MC zone shall be aesthetically pleasing, well-proportioned buildings that blend with the surrounding property and structures. All structures in the MC zone shall have finishes of brick, decorative block, stucco, wood, concrete tilt-up, or other materials and designs approved within the Lindon City Commercial Design Guidelines, or as otherwise approved by the Planning Commission.

Colored elevations along with a materials sample board have been provided for this project. The office/caretaker building has a synthetic stone wainscoting, beige board and batten siding, corrugated metal roof line accents, wood trim 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 faced block and corrugated metal with accents. Please see the attached color elevations and materials board.

The building is within the 48 foot height limit in the LI zone, the highest point of the office/caretaker dwelling roof being 31 feet.

Engineering Standards

There are some engineering issues that will need to be resolved before the plans are finalized and staff will ensure all requirements are met.

ATTACHMENTS

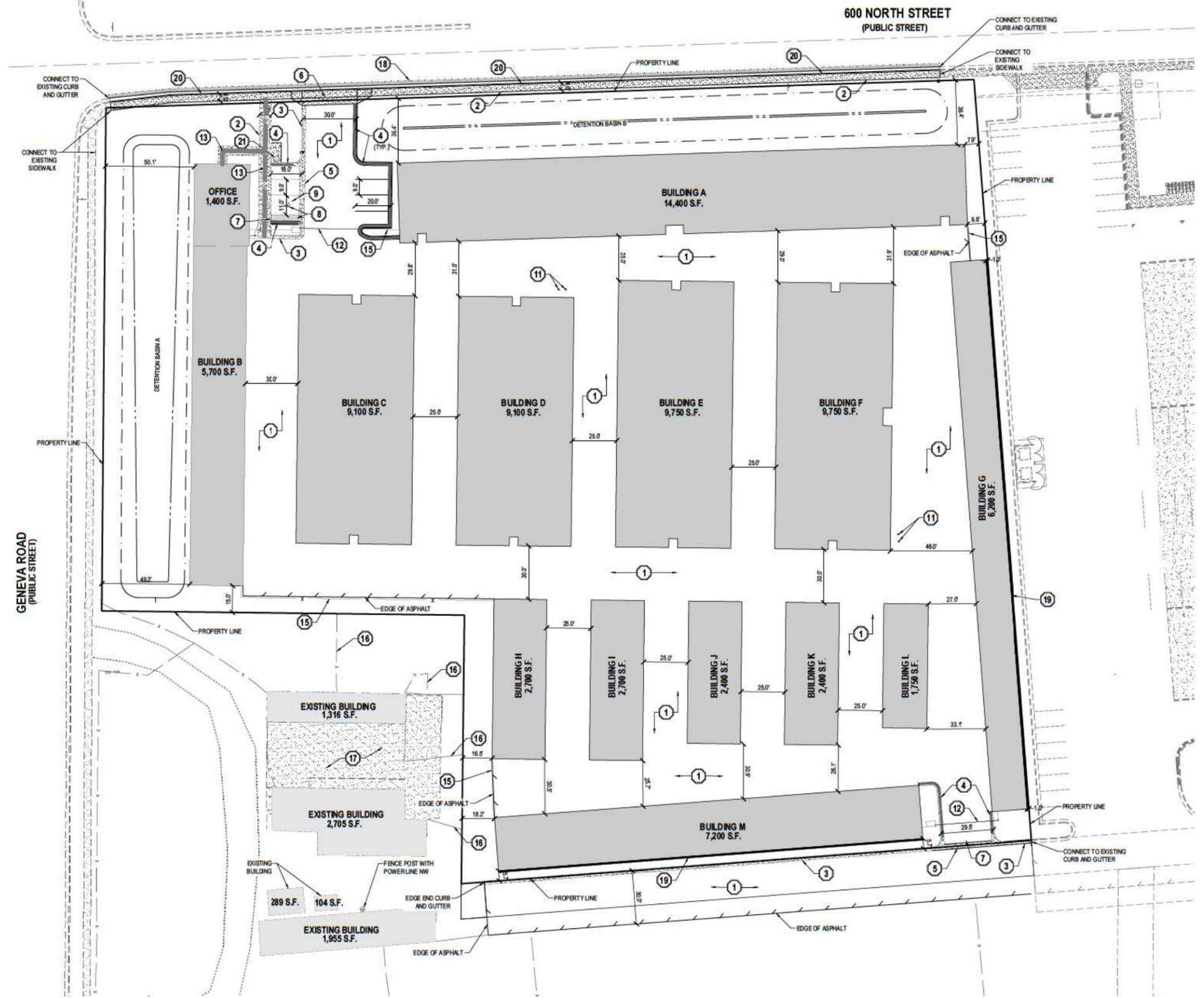
1. Aerial photo of the site and surrounding area.
2. Photograph of the existing site.
3. Site Plan
4. Architectural Elevations and Materials Board
5. Landscaping Plan
6. Color Palette



811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. *Know what's below. Call before you dig.*

BENCHMARK
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASIN AND MERIDIAN LINDON CITY, UTAH COUNTY, UTAH
 ELEVATION = 4559.88 NGVD 1927

*FIRE SPRINKLING NOT REQUIRED FOR OFFICE SPACE OR STORAGE UNITS.



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE TREES, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - TELECOMMUNICATION CONDUIT SHALL BE INSTALLED TO SERVE THIS SITE. RUN THE CONDUIT TO THE SITE FROM AN EXISTING SERVICE BOX AT A NEARBY SITE AS SHOWN IN THE TELECOMMUNICATIONS DESIGN. RUN THE CONDUIT WITHIN THE PUBLIC RIGHT-OF-WAY OR SECURE EASEMENTS TO RUN IT ON PRIVATE PROPERTY. LAY THE CONDUIT AT A MINIMUM DEPTH OF 24" COVER.
 - INSTALL ONE ORANGE 3/4" DIAMETER SDR-11 HDPE CONDUIT MEETING ASTM 3035 OR IN DIFFERENT QUANTITIES AND SIZES AS SHOWN IN THE TELECOMMUNICATIONS DESIGN. A TWELVE (12) GAUGE SOLID THIN TRACER WIRE SHALL BE INSTALLED INSIDE ALL CONDUITS ACCORDING TO NESC STANDARDS. TELECOMMUNICATIONS CONDUIT SHALL INCLUDE A 3" CAUTION TAPE INSTALLED IN THE PIPELINE TRENCH APPROXIMATELY 12" BELOW THE GROUND SURFACE, WITH THE WORDS "CAUTION: FIBER OPTIC CABLE" PRINTED ON IT.
 - THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA).
 - ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
 - WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
 - LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.
 - NO FLOOR DRAINS WILL BE LOCATED WITHIN BUILDINGS WITH EXCEPTION OF RESTROOMS.

- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 9" UNTREATED BASE COURSE OVER PROPERLY PREPARED SUBGRADE PER GEO TECHNICAL REPORT. SEE DETAIL 1C-600.
 - 4" THICK CONCRETE SIDEWALK PER LINDON CITY DETAIL 3.
 - 24" COLLECTION CURB AND GUTTER PER DETAIL 2C-600.
 - 24" REVERSE PAN CURB AND GUTTER PER DETAIL 3C-600.
 - INSTALL WATERWAY PER DETAIL 4C-600.
 - OPEN DRIVEWAY APPROACH PER LINDON CITY DETAIL 5A.
 - HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238 AND SPECIFICATIONS.
 - PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
 - VAN ACCESSIBLE HANDICAP PARKING SIGN PER M.U.T.C.D. STANDARD PLANS.
 - "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
 - BOLLARD PER DETAIL 9C-600.
 - ACCESS GATE PER MANUFACTURER'S SPECIFICATIONS.
 - ACCESSIBLE ROUTE.
 - SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
 - INSTALL WROUGHT IRON FENCE PER DETAIL 7C-600.
 - EXISTING FENCE TO REMAIN.
 - PRESERVE AND PROTECT EXISTING SIDEWALK.
 - SAWCUT EXISTING ASPHALT TO A CLEAN EDGE FOR TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT OR CONCRETE.
 - FOUNDATION RETAINING WALL (SEE FOOTING AND FOUNDATION PLAN FOR DETAILS).
 - 24" COLLECTION CURB AND GUTTER PER LINDON CITY DETAIL 3.
 - 24" BICYCLE PARKING STALLS.

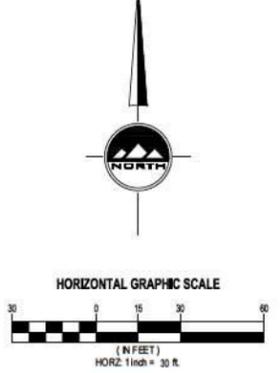
PARKING DATA TABLE

BUILDING AREA (SF)	1,400
REQUIRED PARKING STALLS (1/200 S.F. PER BUSINESS SERVICES USE TYPE)	7
STANDARD STALLS	6
HANDICAP ACCESSIBLE STALLS	1
TOTAL STALLS	7
BICYCLE PARKING STALLS	3

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENT AGE
PAVEMENT	75,045	38.35%
ROOF	84,289	43.81%
LANDSCAPE**	38,706	20.00%
TOTAL SITE	198,225	100.00%

**TOTAL LANDSCAPE AREA INCLUDES LANDSCAPE BETWEEN PROPERTY LINE AND BACK OF SIDEWALK ALONG THE ROW ON THE NORTH AND EAST SIDE OF THE PROPERTY.



SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
 WASHBURN REAL ESTATE
 1286 E 900 S
 PLEASANT GROVE, UT 84062

CONTRACT:
 JEREMY WASHBURN
 PHONE: 801-362-8838

WASHBURN STORAGE UNITS
 600 NORTH GENEVA ROAD
 LINDON, UTAH 84042



REV.	DATE	REASON	BY
1			
2			
3			
4			
5			
6			

SITE PLAN

PROJECT NUMBER: 6783C
 PRINT DATE: 2/6/17

DRAWN BY: R. FORD
 CHECKED BY: J. FORD

PROJECT MANAGER:
 J. FORD

WASHBURN STORAGE UNITS
600 N. GENEVA ROAD



"BURNISH SLATE" - ROOF TRIM/WIPEERS
DOWNSPOUTS/ACCENTS



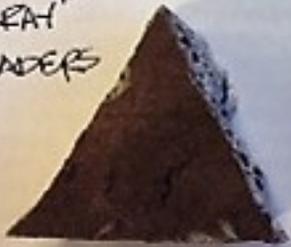
"WALNUT" LEHI BLOCK
SMOOTH & SPLIT FACE



"SILHOUETTE GRAY"
DOORS/HEADERS



"GALVALUME"
WALL ACCENT
PANELS

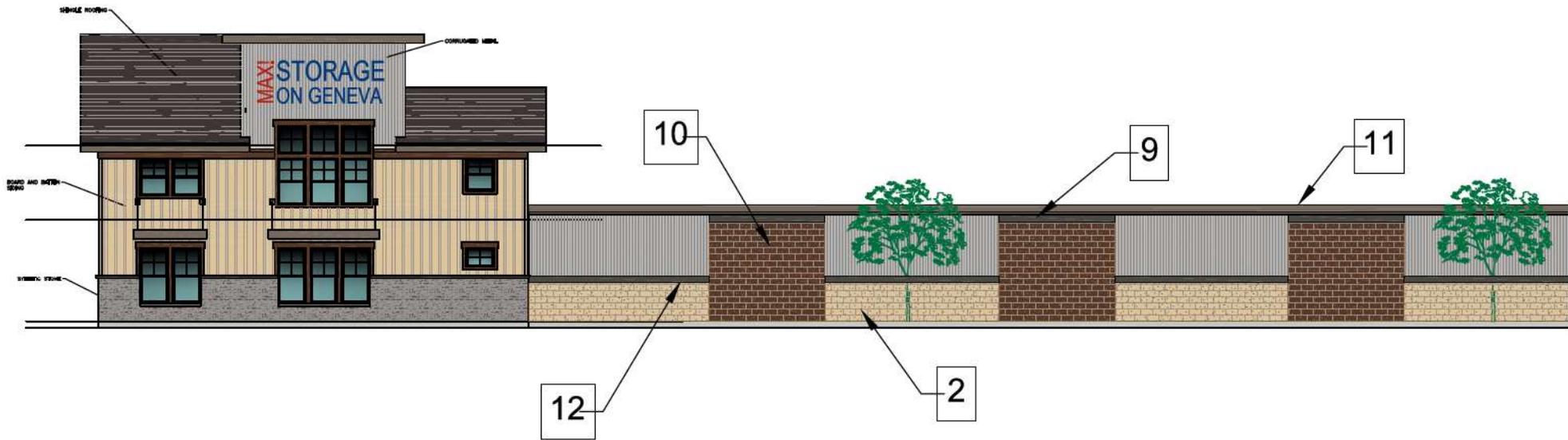


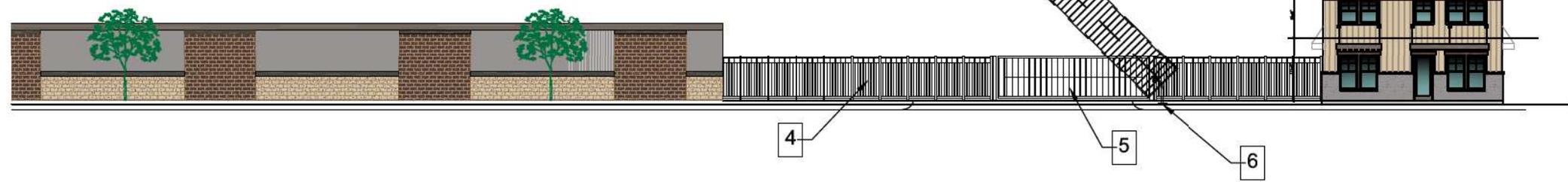
HARRISTONE VENEER



"PAW" LEHI BLOCK
SMOOTH & SPLIT FACE

↑ EXTERIOR/INTERIOR WALLS ↓



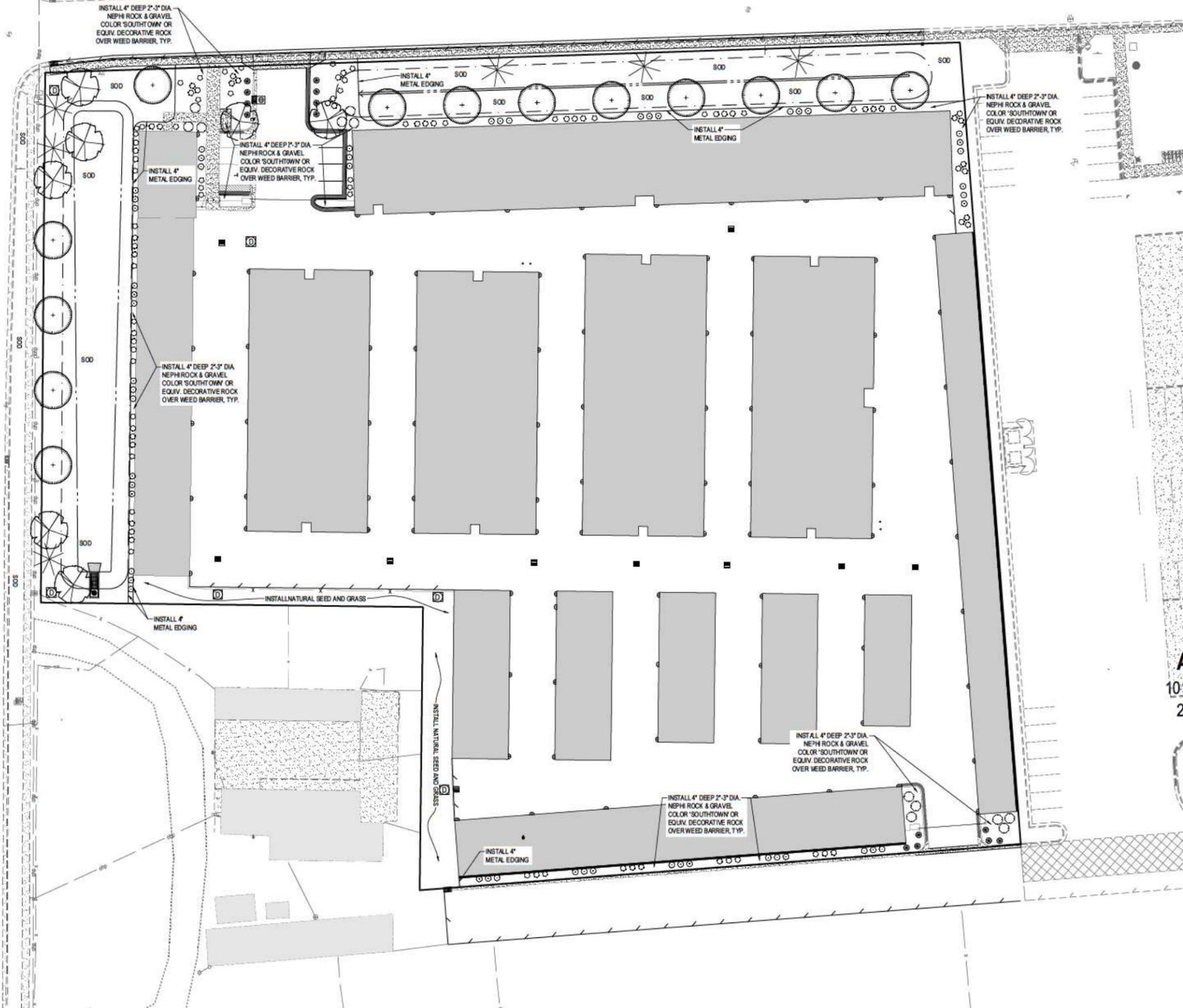


ION

811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
Have what's below, Call before you dig.

BENCHMARK
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASIN AND MERIDIAN LINDON CITY, UTAH COUNTY, UTAH.
ELEVATION = 4559.88 NGVD 1927

600 NORTH STREET (PUBLIC STREET)



Landscape

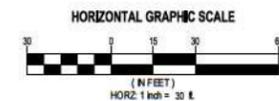
Qty	Symbol	Common Name	Botanical Name	Plant Size
7		Maple, Norway	Acer platanoides 'Columnar'	3" Cal.
6		Pine, Austrian	Pinus nigra	6 Min.
13		Sorbus Honey Locust	Gleditsia triacanthos var. inermis 'Surburst'	3" Cal.

Shrubs Under 4 Feet

Qty	Symbol	Common Name	Botanical Name	Plant Size
51		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Galbn
63		Spirea, 'Gold Flame'	Spirea bumalda	5 Galbn
35		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Galbn
12		Dwarf Winged Euonymus	Euonymus alatus 'Compact'	5 Galbn

Ground Cover-Vines

Qty	Symbol	Common Name	Botanical Name	Plant Size
14		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Galbn



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2963

WWW.ENSGNENG.COM

FOR:
WASHBURN REAL ESTATE
1286 E 800 S
PLEASANT GROVE, UT 84062

DRAWN BY:
JEREMY WASHBURN
PHONE: 801-362-8839

WASHBURN STORAGE UNITS

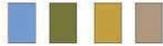
**600 NORTH GENEVA ROAD
LINDON, UTAH 84042**

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			

LANDSCAPE PLAN

PROJECT NUMBER: 6788C PRINT DATE: 2/6/17
DRAWN BY: R. FORD CHECKED BY: J. FORD
PROJECT MANAGER: J. FORD

IV. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors

Item 6: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 7: Planning Director Report

- **Design Standards update**

Adjourn