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Approved Minutes
Spanish Fork City Development Review Committee
April 6, 2016

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Dale Robinson, Parks and Recreation Director; Joe Jarvis, Fire Marshall; Steve Adams, Public Safety Director; Brady Taylor, Lead Cable Technician; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present: Brandon McDougald, Russell Burch, Jay Rents, Sean Sandoval, Richard Hatfield, Velay Cook, Scott Peterson.

Chris Thompson called the meeting to order at 10:02 a.m.

MINUTES

March 9, 2016

Junior Baker **moved** to **approve** the minutes of March 9, 2016, with the changes noted in an earlier e-mail from Seth Perrins to Kimberly Brenneman.

Kelly Peterson **seconded** and the motion **passed** all in favor.

SITE PLAN

I-15 Storage

Applicant: Atlas Engineering

General Plan: Industrial

Zoning: I-2

Location: 2376 North 200 East

Cory Pierce stated the applicant was emailed the bond amount and fees this morning.

Chris Thompson asked what the grey shaded area on the east side of the property was.

Kelly Peterson stated that it is the easement for the SUVPS line.

Chris Thompson asked about flooding issues.

Cory Pierce stated that the existing storage units did not pipe the ditch, but it will be piped with this project.

47 Russell Burch stated that he will pipe the ditch along the existing property and the new project.
48
49 Junior Baker asked if by piping the ditch it created a wetlands issue near the potential 2700
50 North interchange. Is there a way to have the water flow to the storm drain on 200 East
51 instead of north to 2700 North?
52
53 Chris Thompson stated that the properties to the north of the proposed project may be using
54 the ditch to irrigate.
55
56 After some discussion, Chris Thompson suggested that the applicant can pipe the ditch to 200
57 East if they are able to provide the City with a letter from Westfield Irrigation saying that the
58 water traveling north is tail water and it is okay to abandon the ditch and divert the water to
59 200 East.
60
61 Cory Pierce stated the percolation rate is sufficient to have R-tanks in place.
62
63 Chris Thompson said he does not want tail water funneling through the R-tanks. The applicant
64 can pipe it through storm drains.
65
66 Joe Jarvis has worked with the applicant to accommodate fire trucks to maneuver through the
67 units. It is proposed to have grass pavers placed on the end of the units that run east and west
68 to allow for fire trucks to make a turn.
69
70 Kelly Peterson stated that he does not have any issues from the Electric Division with the
71 proposed Site Plan.
72
73 Junior Baker **moved** to approve the I-15 Storage Site Plan based on the following findings and
74 conditions:
75
76 Conditions
77 1. That the applicant takes an R-tank line and convert it to a stormwater system to
78 connect to the storm drain in 200 East.
79 2. That the applicant pipe the ditch along the existing storage unit's east property line
80 and the new development.
81 3. That the applicant submit a letter to the City from Westfield Irrigation approving the
82 abandonment of the ditch north from the applicant's property.
83
84 Kelly Peterson **seconded** and the motion **passed** all in favor.
85
86
87 **Cook Chiropractic**
88 Applicant: Cook Chiropractic
89 General Plan: Commercial
90 Zoning: C-2
91 Location: 685 East 800 North
92

93 Veloy Cook stated there will be a significant remodel of the existing home.
94
95 Chris Thompson asked if there are issues the Engineering Division is concerned about.
96
97 Cory Pierce stated that the Engineering Division and Community Development Department
98 have been working with the parking along 700 East. The proposed angle of the parking is the
99 most you can get without encroaching into the building.
100
101 Dave Anderson stated that at some time down the road there will be some stacking issues; but
102 at this time, there is not a concern.
103
104 Chris Thompson stated that the national trend is to have the parking stalls on 700 East angle
105 the other way and require patrons to back into the parking stalls.
106
107 Cory Pierce stated there is a public easement on the sidewalk next to the building around the
108 parking stalls on the east side.
109
110 Chris Thompson asked about percolation rates.
111
112 Cory Pierce stated there will be a storm tech bank on site and would flow through a 4-inch pipe
113 into the curb.
114
115 Chris Thompson stated he likes the design but feels it would be better under a retention basin
116 than a parking lot.
117
118 Cory Pierce stated that, for the area, the storm tech works.
119
120 Jered Johnson stated that there is the same type of designs under parking lots in Canyon View
121 Medical and in churches.
122
123 Cory Pierce stated any option is viable either as currently designed or by placing it in the 10-
124 foot planter on the west side of the property.
125
126 Jered Johnson stated a Storm Water Maintenance Agreement would need to be executed.
127
128 Chris Thompson stated he does not want applicants to have a pre-construction meeting until
129 the agreement is signed.
130
131 Jered Johnson stated that the applicant should sign the agreement when they pay the fees.
132
133 Kelly Peterson stated there are electrical fees that need to be updated.
134
135 Dave Anderson stated he would like to have the trees removed from the park strip on 800
136 North and placed someplace else on site. He stated the portion of the house being used as a
137 chiropractic office would require 12 parking stalls; the remainder of the building will be used for
138 general office. The proposal meets the City's parking requirements.

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Junior Baker **moved** to approve the Cook Chiropractic Site Plan based on the following conditions:

Conditions

1. That the applicant complete the minor modifications with the Landscape Plan and not plant trees under power lines.
2. That the applicant enters into a Storm Water Maintenance Agreement.

Jered Johnson **seconded** and the motion **passed**.

Dave Anderson voted nay because of the condition that states trees shall not be planted under power lines as there are trees that can be planted under power lines. He also stated there are no power lines on the property.

Veloy Cook stated that the City requires a number of trees to be planted on-site and by restricting him from planting trees under power lines, he is not able to meet the number of trees required for the site.

Dave Anderson stated there are trees appropriate to plant beneath power lines that do not grow over 12 feet high.

Chris Thompson asked if the Electric Division or SFCN has an issue with the proposed trees being planted under the power lines as shown on the Landscape Plan.

Both departments replied that it would not be an issue.

There was discussion of the Electric Division and SFCN requesting to have the ordinance changed from requiring trees to requiring shrubs no taller than 10 feet high under utility lines.

Dave Anderson stated that the City cannot regulate what will be planted in a residents back yard regardless of if there is a power line or not. It is impractical to police that.

Kelly Peterson stated the Electric Division is trying to clean that up now and this winter sent crews around subdivisions to clean out access to the power boxes in front yards. The only time that the Electric Division can try to control the issue is with commercial developments, he understands that policing the general public is not practical.

Dave Anderson stated he did not want to diminish Kelly Peterson's point but would like to be practical.

Chris Thompson asked about changing the mast arm that connects to the building to being no lower than 15 feet from grade.

Kelly Peterson and Brady Taylor said that it might work, but it is not the best solution.

185 Veloy Cook wanted to discuss the idea of making a change to the masonry wall since the
186 neighboring properties are zoned commercial, but currently are being used as residential uses.
187 He would like to know if there can be a modification to the code.
188

189 Dave Anderson advised Veloy Cook to apply for a text amendment.
190

191 There was discussion of the term masonry wall with pre-cast masonry walls and the foam core
192 masonry wall.
193
194

195 **Quick Quack Car Wash**

196 Applicant: Lonestar Builders

197 General Plan: Commercial

198 Zoning: C-2

199 Location: 374 East 1000 North
200

201 Cory Pierce stated there needs to be a snout for the storm drainage. The signal pole will be
202 paid for by the City, but the developer should hire a contractor and bid out the plans with
203 approval by the City for the cost. This should not delay construction for the applicant.
204

205 Brandon McDougald asked if the City would pay for the design and relocation of the light.
206

207 Chris Thompson stated that is fair, but the City needs to approve the cost before any action
208 takes place.
209

210 Jered Johnson stated there needs to be a Storm Water Maintenance Agreement executed.
211

212 Cory Pierce stated that there will be restrictions on off-street parking. The three lanes would
213 start at 1000 North and continue two thirds of the way south towards 900 North.
214

215 Steve Adams stated that the parking has been removed on 1000 North. The situation along
216 400 East will be the same situation and homeowners would be fine until the properties
217 transition to commercial uses.
218

219 Jered Johnson stated the striping should be the whole length of 400 East from 1000 North to
220 900 North.
221

222 Dave Anderson suggested the striping should be done just the length of the property being
223 developed.
224

225 The thought of having the longer left turn lane is to accommodate queueing into the
226 development.
227

228 Dave Anderson wanted to know when the raised median on 1000 North would be constructed.
229 He stated it seems easier to put it in place sooner rather than later.
230

231 Junior Baker asked where the raised island would start.
232
233 Cory Pierce stated it would be best to do intersection to intersection. Cory Pierce stated the
234 study said it is a conflict point, not that the road is failing.
235
236 The applicant stated on the egress onto 1000 North, there will be two signs saying Do Not
237 Enter.
238
239 Chris Thompson would like to see a better tapering of the striping on 400 East.
240
241 Steve Adams exited the meeting at 11:17 a.m.
242
243 Kelly Peterson stated the Electric Division has completed their design and fees are being
244 calculated for the improvements. Kelly Peterson stated there will be a switch gear placed on
245 the property that would be funded through impact fees as neighboring properties develop. The
246 switch box is about 8 feet by 8 feet in size.
247
248 Jered Johnson exited the meeting at 11:19 a.m.
249
250 Cory Pierce stated the switch gear should not be placed over the storm drain.
251
252 There was discussion of where the switch gear should be placed on the property. The switch
253 gear would cost more to install if it were placed by the transformer.
254
255 Jered Johnson returned to the meeting at 11:25 a.m.
256
257 Chris Thompson asked if the applicant can talk to the property owner to the west, Helen Evans,
258 regarding placing the switch gear on her property and acquiring an easement. He stated to
259 have the applicant's engineer draw up plans for the placement of the switch gear.
260
261 Jered Johnson stated that the Electric Division does the design for other projects and it would
262 make sense for the Electric Division to design where the switch gear should be placed. The
263 City can then approach the property owner to the west.
264
265 Kelly Peterson will talk with Tom Cooper about coming up with another option for routing
266 power.
267
268 Junior Baker stated the best way to address this is to approach Helen Evans to the west about
269 placing the switch gear on her property.
270
271 Kelly Peterson said the Electric Division might be able to upgrade to a three phase and a
272 switch gear may not be needed. He will meet with Tom Cooper and brainstorm some ideas.
273
274 The trees planted on-site need to not grow over 12 feet under the power lines running north
275 and south on the west property line and east and west on the south property line, as well as
276 work with the placement of the trees over the storm tech.

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Dave Anderson stated the City wants the access off 400 East to be shared with the property to the south. He feels the wall should be constructed on the south border of the property only where it wouldn't interfere with cross access.

Junior Baker asked if the property owner to the south is aware of a shared access.

Brandon McDougald stated, to his knowledge, the developer has spoken with the property owner to the south regarding the shared access.

Chris Thompson stated the applicant should submit a letter of intent to have shared access.

Brandon McDougald asked if the wall could be bonded for or placed in escrow, for when the property develops commercial.

Chris Thompson stated if a letter is provided then the applicant does not need to construct the wall, if there is no letter then there needs to be a wall constructed.

Jered Johnson stated he thinks it should be bonded for and if the property to the south does not develop commercial in the next year the wall should be constructed.

Dave Anderson **moved** to approve the Quick Quack Car Wash Site Plan based on the following conditions:

Conditions

1. That the applicant address the issues raised by the Electric Division concerning the need for a switch gear or sectionalizer to be located in the northwest corner of the property.
2. That the applicant submit a more complete striping plan with clearly delineated parking restrictions, subject to the approval of the Engineering Division.
3. That the applicant provides a cross access easement with the property owner to the south.
4. That the applicant enters into a Storm Water Maintenance Agreement.
5. That the applicant modify the Landscape Plan to accommodate a smaller tree per approval of Bill Bushman under the power lines on the south and west side of the property.

Dale Robinson **seconded** and the motion **passed** all in favor.

Other Business

Junior Baker spoke with the attorney for the Rhino wall, with the foam core. He would like to have a discussion about the wall if the product is being used within the City.

Cory Pierce said the definition of masonry needs to be clarified.

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There was discussion if the wall was an aggregate or foam.

Junior Baker suggested having the DRC look at the walls where the wall has been installed.

Jered Johnson stated Title 15 needs to be amended as this is what wall was planned to be constructed around the City's pipe and pole yard.

Cory Pierce met with an applicant about property he is interested in purchasing along 200 East and Williams Road. Cory Pierce wants to know what the road width improvements should be expanded to.

Chris Thompson stated Williams Lane needs to be widened to the commercial local standard.

Dave Anderson stated the applicant would need to pave to the curb.

Junior Baker moved to adjourn meeting at 11:56 a.m.

Adopted: May 18, 2016

Kimberly Brenneman
Community Development Department Secretary