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Adopted Minutes
Spanish Fork City Development Review Committee
October 5, 2016

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Seth Perrins, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Official; Steve Adams, Public Safety Director; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Department Secretary; Jessica Burdick, Building Inspection Secretary.

Citizens Present: None

MINUTES

October 5, 2016

Chris Thompson called the meeting to order at 10:14 a.m.

Site Plan

Walmart Neighborhood Market

Applicant: Galloway & Company, Inc.

General Plan: Commercial

Zoning: C-2

Location: 2550 East Highway 6

Chris Thompson asked Cory Pierce if he had gone through the Site Plan and asked whether there are any potential conditions that need to be discussed. Cory Pierce stated that the biggest issue is the roundabout design. In addition, there may be a setback issue with the townhomes to the east depending on exactly where the right-of-way line is. Dave Anderson suggested that a variance for the townhomes might be appropriate.

There was some discussion about the north church access. Cory Pierce noted that if there is a full island, the north church access will change.

Seth Perrins discussed the roundabout by Hobby Lobby in Orem, and that he feels that roundabout is okay. Cory Pierce explained Walmart has said they could make some adjustments to their roundabout plan.

45 Junior asked if we do a variance, will The Ridge project lose a building? Cory Pierce said no,
46 and that the owner of The Ridge is ready and okay with it. He understands there will be
47 construction that he will have to work around.

48
49 There was further discussion about the roundabout and whether drivers will yield as they are
50 supposed to, causing accidents if they do not. Seth Perrins noted that there can be accidents
51 anywhere, and that is not a reason not to do a roundabout. Chris Thompson suggested we
52 install two yield signs at access points.

53
54 Seth Perrins discussed the north side of the roundabout for the drivers turning west. It is a
55 sharp turn. Cory Pierce said there would be a large apron there, and there will be yield striping
56 on the road.

57
58 Chris Thompson asked Steve Adams how he feels about the "lemon" design of the roundabout.
59 Steve said that he just wants to be sure big trucks can go around it without a problem.

60
61 Seth Perrins said he'd rather see the roundabout more circular than lemon shaped.

62
63 Chris Thompson asked what the minor issues with the Site Plan were. Cory Pierce discussed
64 the off-site water and sewer issues. The neighboring owner won't give permission to go
65 through his property. For the sewer, a pump could be put in. For the water, we'd need a public
66 PRV, which John Waters, the Water Division Manager, is okay with. John Waters and Paul
67 Taylor both feel this is necessary. Chris Thompson will follow up with John Waters on this
68 matter.

69
70 Cory Pierce stated that another minor issue with the Site Plan is that Walmart is having trouble
71 getting a hold of the irrigation company. Chris Thompson said that Walmart should give the
72 City their request and the City will contact the irrigation company.

73
74 Cory Pierce noted that there are other minor issues with the Site Plan, little issues like
75 changing a valve here and there. Nothing we need to talk about specifically. There are no
76 other minor issues that would change the layout of the Site Plan or traffic flow.

77
78 Dave Anderson discussed the US 6 frontage landscaping and asked if we should we treat it
79 differently. He noted it should have the curb gutter. If approved as proposed, the landscaping
80 would be different from what we've done in the past, such as with Canyon Creek.

81
82 Dave Anderson also mentioned a trail along the US 6 frontage.

83
84 Seth Perrins noted that the area in discussion is currently in the middle of nowhere, but will be
85 no different than the top of Center Street, in Spanish Fork, very soon. He said the area is not
86 going to be farmed forever. The City owns the property across the street and the City will
87 build something there, maybe a fire station sooner than later. We need to think of this area like
88 it is tomorrow, now.

89

90 Junior Baker said the landscaping can't be weedy or anything, but native seed may be okay.
91 Chris Thompson said xeriscape or turf, like on Volunteer Drive in Spanish Fork. Dave
92 Anderson suggested that there may be a place for some native turf, but there also needs to be
93 green irrigated turf. He suggested that we approve the Site Plan subject to Walmart getting us
94 an updated Landscape Plan for the Parks Department to approve.

95
96 Dave Anderson mentioned signage as being an issue. Our code allows for 35-foot tall signs but
97 that Walmart had previously committed to limit their height.

98
99 Dave Anderson also noted that Walmart has agreed to contribute \$50,000 to the City to
100 address the wall or fence issue on the south side of 920 South. The City committed to take
101 complete responsibility for managing the installation of improvements in the area and the City
102 will likely be contributing considerably more than \$50,000 to finish the work.

103
104 Dave Anderson noted that the essence of the project isn't going to change based on what is
105 being discussed. It is what it is. They did modify the footprint of the building a bit. It's a little
106 bit bigger but the elevations will be very similar to what was presented with the Zone Change.

107
108 Chris Thompson discussed the prospect of people parking on 920 South. It's not a good place
109 to park. Cory Pierce explained that the current plan prohibits it.

110
111 Steve Adams mentioned the road in front of the condos in that area. Some residents there do
112 park out on the road. We may want to address that.

113
114 Seth Perrins asked about the deadlines on the Site Plan application. Dave Anderson stated
115 that he understands Walmart won't execute the lease until they have a Site Plan approved.
116 They were aiming for September 15th but we weren't ready then. Seth Perrins asked if we have
117 we been holding the Site Plan up unduly. Cory Pierce said that there's been some hold up by
118 our consultants working on the roundabout. He also mentioned that our consultants have had it
119 for 3-4 weeks, and we want to make sure we get it right.

120
121 Seth Perrins asked if we're comfortable to approve the Site Plan with the conditions discussed.
122 Chris Thompson said that because of progress made on the roundabout, we probably are.
123 Cory Pierce mentioned that construction on that road can't start until spring. Dave Anderson
124 said that as long as we are clear with any conditions he thinks the project can move forward
125 without creating any problems.

126
127 **Junior Baker moved** to approve the Walmart Neighborhood Market Site Plan subject to having
128 the following conditions met before a Building Permit will be issued:

129
130 Conditions

- 131 1. That the applicant meet the City's current Development Standards.
132 2. That the applicant prepares construction plans for the roundabout and other street
133 improvements and that the design be approved by the City Engineering Department.
134 3. That the applicant submit an updated Landscape Plan for the approval by the City's
135 Parks Department.

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4. That the applicant address any redlines provided by the City Power Department.
 5. That the applicant limit the height of freestanding signs as was presented during the Zone Change process and that the pedestals of signs be designed to match the materials used on the exterior of the buildings.
 6. That the applicant meet all Engineering Division Redlines including the following:
 1. On the cover, update the Engineering Department phone number to 801-804-4550.
 2. Need to finalize the 2550 East design with the engineering department.
 3. Show the utilities in 920 South in the standard locations per standard drawing 2.
 4. Need to provide a recorded easement for the offsite sewer.
 5. Need to provide irrigation company approval for the changes to the ditches.
 6. Need to show the pressurized irrigation meter for Walmart in the 920 South planter between the curb and sidewalk and indicate the meter size. Refer to standard drawings 19-21 for details.
 7. Coordinate with Bart Morrill in the Parks and Rec department on the size and location of the PI meter to service the area on the south side of 920 West.
 8. Need to provide the design for the US-6 curbing.
 9. On the waterline at station 5+01.84 show a 12" water valve and pipe stubbed to the north rather than a plug.
 10. Need to submit a MOT plan showing how the 2550 East improvements will be built while maintaining access to adjacent properties and 2250 East traffic.
 11. Need to show existing sidewalk, utilities and LID storm drain on the southeast side of the roundabout and what is to remain and what will be relocated.
 12. On the roundabout grading plan, need to clarify the southwest radius curb. Is the double curb a truck apron? If so provide more detail on how this is to be built.
 13. Need to submit an engineer's estimate for the public improvements.
 14. On the water profile near station 10 show the waterline gradually changing vertical grade rather than adding bends.
 15. Stub the 6" PI line with a valve rather than a tee.
 16. Need to provide storm water pre-treatment before water enters the stormtech system.
 17. Need to identify the isolator row in the Stormtech system and provide a way to clean it per Stormtech specs.
 18. Provide the cross slopes at 50' intervals for the section of 2550 East outside the roundabout design.
 19. Need to show the curb slope on 2550 east for areas outside the roundabout design.
 20. On the 920 South plan view, need to expand the view port to show the extents of the improvements and profile.
 21. Need to show the relocation of the curb inlets and R-tanks on the east side of the roundabout.
 7. That the applicant contributes the previously agreed upon amount of \$50,000 to the City for improvements of the south side of 920 South with the understanding that the City will manage the construction work that will utilize those funds and additional funds provided by the City.

181 8. That the applicant provide a design for improvements to the existing irrigation
182 system for the City's approval.

183
184 **Seth Perrin seconded**, and the motion **passed** all in favor.

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186 Junior Baker moved to adjourn meeting at 10:49

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190 Adopted: October 19, 2016

191 _____
192 Jessica Burdick
Community Development Division Secretary