

Adopted Minutes
Spanish Fork City Development Review Committee
September 4, 2019

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Andy Spencer

Chris Thompson called the meeting to order at 10:00 a.m.

APPROVAL OF MINUTES

July 3, 2019

July 10, 2019

August 21, 2019

Junior Baker **moved** to approve the minutes from July 10 and August 21, 2019.

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

Kelly Peterson **moved** to approve the minutes from July 3, 2019.

Brady Taylor **seconded**, and the motion **passed** all in favor.

SITE PLAN

Fire Station 62

Jered Johnson had no issues from Engineering. He stated the property has been traded and acquired and Jesse Brimhall was good to work with on that.

There was discussion using the plans on screen.

Kelly Peterson stated that they're putting in conduit to get rid of the overhead lines.

Jered Johnson explained that Jesse Brimhall is installing the sewer. The City will pay for half of it and all utilities are going in. Ground breaking is October 2nd.

Kelly Peterson said he has everything they need, except the load sheets from the engineer.

Keith Broadhead said he'll make sure the load sheets are submitted.

Brandon Snyder noted that Jered Johnson was going to work on the plat amendment.

Jered Johnson said we are, Travis Warren will work on it, and it will include all three parcels.

There was discussion regarding the wall and whether it should follow our standards for rights-of-ways and match our standard wall color schemes.

Dave Anderson feels City facilities should follow the standards. We should, where we can, create a consistency, a brand. He added that we could add this proposed wall to our standards.

Keith Broadhead said they're trying to match the building colors.

Tyler Jacobsen explained that the building is white and grey and the colors in our standards don't match.

There was further discussion regarding the wall using the graphics on screen.

Dave Anderson noted that the gates at the dumpster and generator should be solid, we do not allow open-ended gates.

Brandon Snyder stated the address shows 2635 East, but the City's mapping is wrong.

Keith Broadhead will let Shawn Beecher know 2635 East is the final address.

Seth Perrins **moved** to approve the Fire Station 62 Site Plan, subject to the following conditions:

Conditions:

1. Subject to the applicant changing the gate, as noted in our discussion, so there is no visibility through it.
2. Subject to the address being corrected to 2635 East.
3. Subject to the applicant meeting current City zoning and construction standards.
4. Subject to the applicant completing the Minor Plat Amendment.

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

Canyon Creek Phase 6 Building 6.4

Chris Thompson asked for any issues with this Site Plan.

Mike Clark said it's pretty straightforward, as long as Joe Jarvis is good with it.

Andy Spencer said there is a major anchor store to the south and he discussed that building and the other two buildings to the south. The whole corner will be built out by the end of next year.

Mike Clark again stated that he had no issues with the 6.4 Site Plan.

Kelly Peterson noted that he needs the load sheets for the 6.4 building, as well as the switchgear drawings. Also, for the property that Woodbury is selling, those lines need to be staked well.

Brandon Snyder brought up the building elevations on screen.

Dave Anderson discussed the exterior materials on the building and feels that the rock throughout the Canyon Creek development should be consistent and should be added to these buildings. They should be similar to other buildings within the project, such as Zupas, 5 Guys etc. Dave added that he hopes that in time we get back to the original level of interest architecturally and with diversity of materials. We expect that.

There was discussion regarding irrigation service to this location. Andy Spencer explained that they'll just connect to their common system for 6.4 and 6.3.

Seth Perrins **moved** to approve the Canyon Creek Phase 6 Building 6.4 Site Plan, subject to the applicant submitting an electrical load sheet.

There was discussion regarding the rock on the buildings.

Andy Spencer explained that they are trying to find that mid-point to where the economics work and the design continuity still work. They hope their efforts are appreciated as they want the project to be a high quality development too.

Dave Anderson said he does appreciate Andy's work on this with Woodbury, he just wants to be clear that the expectation hasn't been met. We have design guidelines, and projects like Harbor Freight pass, but they are at best C's.

Andy Spencers said we can have these discussions, but aesthetics are all opinions. He added that they are trying to find the sweet spot. To keep quality high, and balance economics.

Junior Baker **seconded**, and the motion **passed** all in favor.

Canyon Creek Phase 6 Building 6.3

Andy Spencer explained that this building is to the west of Building 6.4.

Brandon Snyder went over the site plan on screen. This building includes a restaurant with a drive thru. There is no rock proposed on the exterior.

Andy Spencer said they have added additional awnings. Both buildings face east. This is because of the creek, these two buildings cannot face each other.

Chris Thompson regrets that this layout makes it seem like the creek is an eye sore. He feels the desire and plan to make the creek a centerpiece isn't coming true.

Andy Spencer said the look of the creek can be enhanced. The Corps of Engineers likes it as it is and they have 10 years of monitoring.

Seth Perrins feels the creek will be showcased in the queue for the drive thru.

Chris Thompson asked if trees can be moved or added to hide the back of the buildings.

Andy Spencer said yes, that's fine. They'll add a few columnar trees to the back of the building. They want it to be pleasant too.

Dave Anderson agreed.

There was discussion regarding the power boxes and having no windows on the back. Windows would have to be 3 feet away from any power boxes or lockers, so it is difficult to put in windows.

Andy Spencer explained that this building will have mostly food businesses and one small retail space.

There was discussion regarding parking, queues and stacking for the drive thru.

Dave Anderson feels rock needs to be added to the exterior of the building, or something similar.

Dave Anderson **moved** to approve the Canyon Creek Phase 6 Building 6.3 Site Plan subject to the applicant addressing any redlines, and subject to the applicant modifying the building elevations to incorporate rock into the facades.

Kelly Peterson **seconded**.

Shelly Hendrickson asked if this project will be hooked up to their existing PI service.

Andy Spencer said yes.

The motion **passed** all in favor.

Arrowhead Trail Signal

Chris Thompson asked for any issues on this project.

Mike Clark had nothing from Engineering.

Byron Haslam explained that Staker has the project, and they have until July, 2020 to build it. But it'll be Spring probably.

Mike Clark explained that they are boring so there shouldn't be any traffic impact.

Jered Johnson noted that the State Road will be widened at the intersection by UDOT, but it won't widen the City roads there.

Mike Clark said there are a lot of utilities at that intersection.

There was discussion regarding the widening of the State Road, and the affect it could have on the future sewer lift station.

Jered Johnson suggested we do a betterment agreement with UDOT and do the piping for sewer for just that area, unless we're doing it as a project. There was further discussion.

Seth Perrins feels we need to understand the future cost and future allowance.

Chris Thompson asked Byron to find out if there's an overlay with this.

Mike Clark feels we would want to do the sewer at the same time as the road widening.

Seth Perrins **moved** to approve the Arrowhead Trail Signal Site Plan.

Junior Baker **seconded**, and the motion **passed** all in favor.

Seth Perrins **moved** to adjourn the meeting at 10:55 a.m. Junior Baker **seconded** and the motion **passed** all in favor.

Adopted: September 18, 2019

Jessica Burdick
Building Inspection Division Secretary